

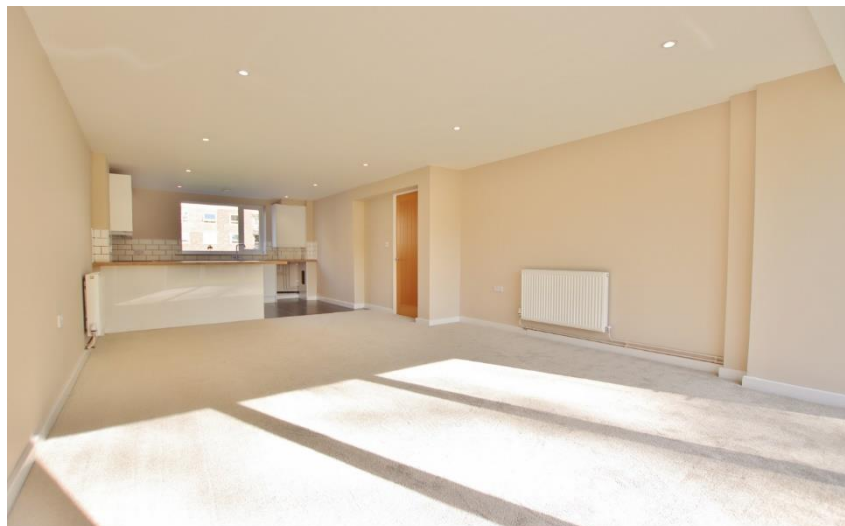


## Lancelyn Court, Spital, Wirral CH63 9JL

- Fully Renovated Two Double Bedroom Ground Floor Apartment
- Updated to an Exceptional Standard Throughout
- Two Bedrooms with Storage and Four Piece Bathroom
- Situated within Easy Reach of Amenities and Transport Links
- Offered to the Sales Market with No Ongoing Chain
- Large Open Plan Living Kitchen Diner with Bi-Folds
- Direct Access to Lovely Communal Lawned Gardens
- Closer Inspection Strongly Recommended



£175,000







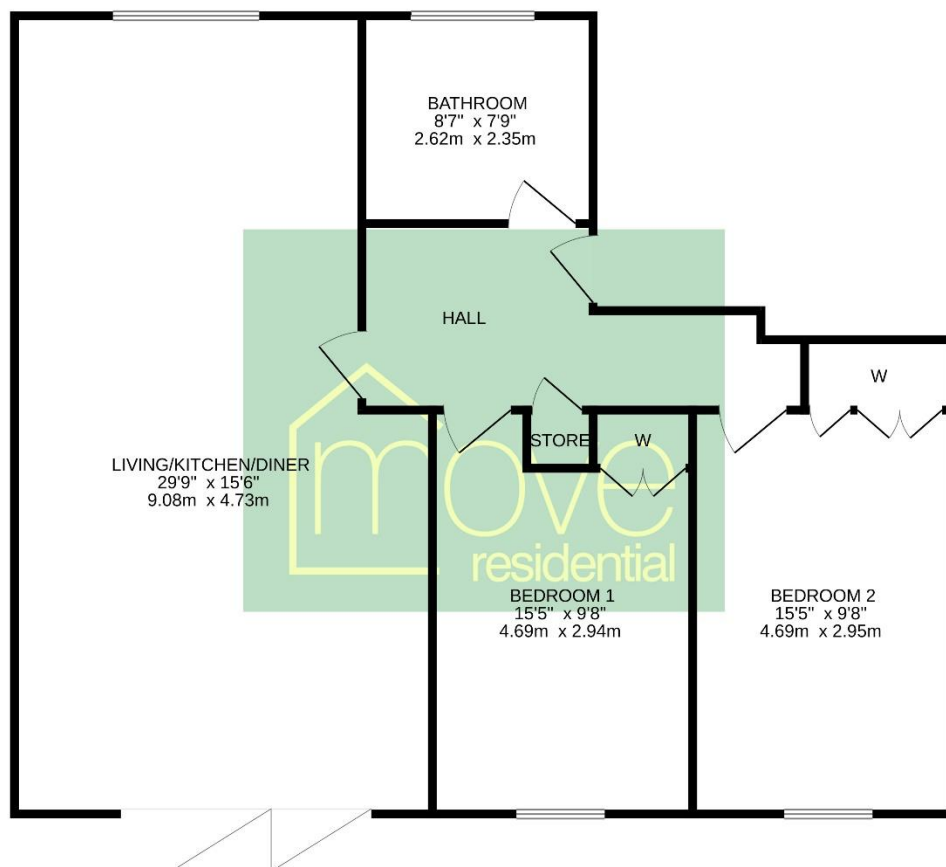


### Description

New to the market, Move Residential are delighted to present to the sales market with no onward chain this fully refurbished two double bedroom ground floor apartment. This spacious accommodation has been renovated throughout to an exceptional standard offering bright and spacious living accommodation which is ready to move into. In brief you have a hallway, open plan living kitchen diner with newly fitted kitchen and bi-folding doors to the communal gardens. Two double bedrooms and a newly fitted four piece bathroom suite. Situated within easy reach of amenities and transport links, a closer inspection is essential to appreciate this property in full.

## Floor Plan

GROUND FLOOR  
881 sq.ft. (81.8 sq.m.) approx.



**TOTAL FLOOR AREA: 881 sq.ft. (81.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, openings and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E		
21-38	F	36   F	
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.