



LEASEHOLD

Flat - Purpose Built

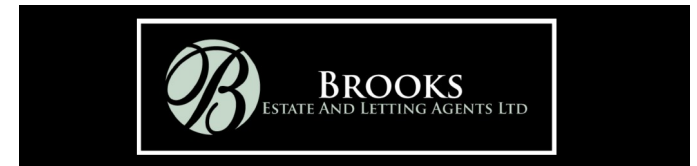
# 11 VALE LODGE, RICE LANE, LIVERPOOL, L9 1LR

Asking Price

# £70,000

## FEATURES

- Two bedroom ground floor apartment
- Situated close to shops, transport routes and motorway links
- Entrance hall, lounge and fitted kitchen with appliances
- Modern shower room with a three piece suite
- Two good sized bedrooms
- Communal gardens with lawns, trees and shrubs
- Secure parking with barrier
- Offered with no onward chain
- An early viewing is advised



# 2 Bedroom Flat - Purpose Built located in Liverpool

## **Entrance Hall**

Laminate wood effect flooring. Built in storage cupboard. Coved ceiling

## **Lounge**

13'5 x 11'6

UPVC double glazed window. Laminate wood effect flooring. Electric heater

## **Kitchen**

8'11 x 5'10

Ceramic tiled flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and work surfaces and incorporating a single bowl sink unit with mixer tap. Integral appliances include an electric hob, electric oven and extractor hood. Plumbed for an automatic washing machine. Tiled splashbacks.

## **Bedroom One**

12'11 x 7'4

UPVC double glazed window. Laminate wood effect flooring. Electric heater

## **Bedroom Two**

11'6 x 9'0

UPVC double glazed window. Laminate wood effect flooring. Electric heater

## **Shower Room**

Ceramic tiled flooring. Fitted with a three piece suite comprising of a double step in shower enclosure, a white vanity unit housing a wash hand basin and a low level wc. Tiled walls. Inset ceiling spotlights.

## **External**

The complex has communal gardens with lawns, trees and shrubs.

Parking spaces in a secure car park

## **AGENTS NOTES**

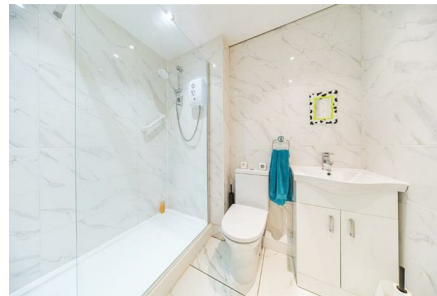
Please note this property is leasehold. The length of the lease is 125 years from 13th March 1989 and a peppercorn rent. Service charge is £173.57 per month



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Call us on

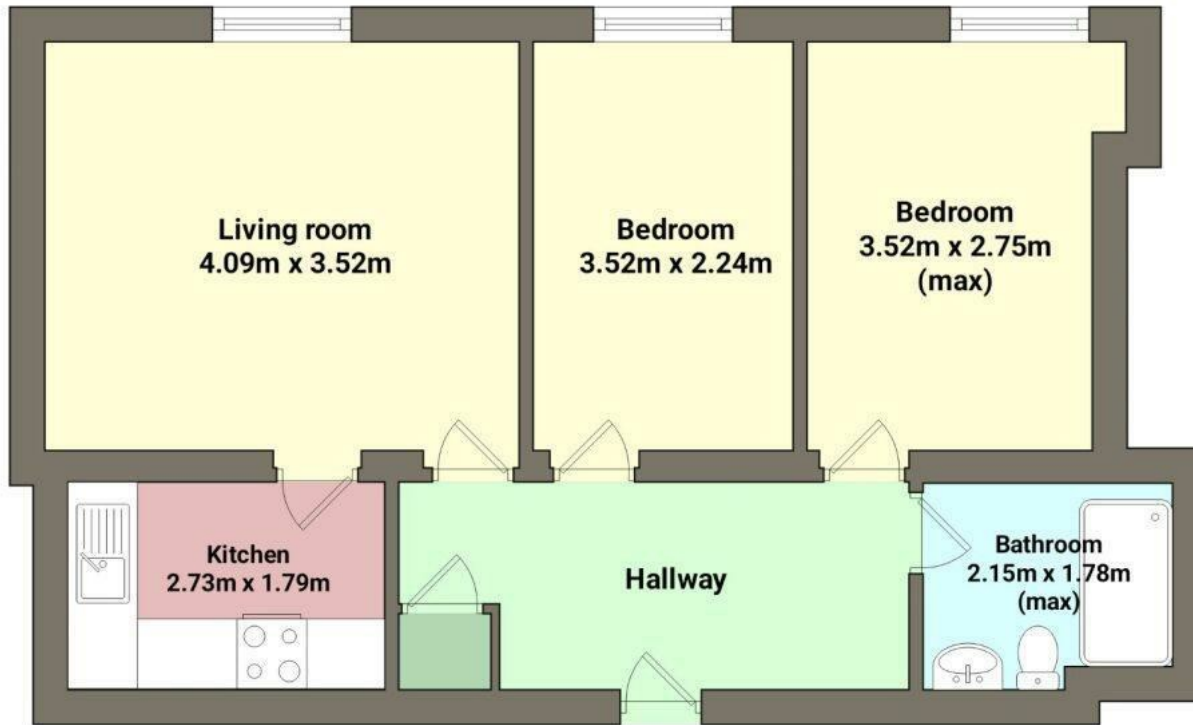
**0151 329 3313**

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[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

Council Tax Band

**A**



**Total Floor Area:  
47.92 m<sup>2</sup>**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

