

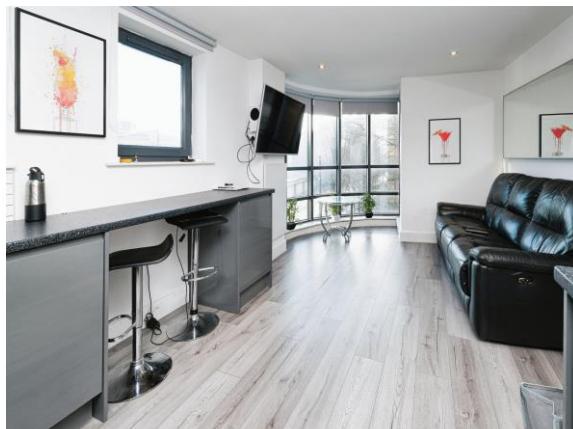


**The Atrium. London Road, Liverpool L3 8JA**

**welcome to**

## **The Atrium. London Road, Liverpool**

Jones and Chapman are delighted to introduce to the sales market this brilliant two bedroom second floor apartment, ideally located within The Atrium development, on the centrally positioned London Road, L3.



**Entrance Hall**

Wall mounted heater, wood effect laminate flooring.

**Lounge/ Kitchen**

21' 4" x 14' 8" ( 6.50m x 4.47m )

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, plumbing for washing machine, wood effect laminate flooring, door to balcony.

**Bedroom One**

15' 3" x 9' 7" ( 4.65m x 2.92m )

Double glazed door to the side, wall mounted heater, wood effect laminate flooring.

**En Suite**

Shower cubicle, wash hand basin, W.C, shaver point, part tiled walls.

**Bedroom Two**

9' 4" x 8' 2" ( 2.84m x 2.49m )

Double glazed window to the side, wall mounted heater, wood effect laminate flooring.

**Bathroom**

Bath with mixer tap, wash hand basin, W.C, shaver point.



**view this property online** [jonesandchapman.co.uk/Property/ALT123153](http://jonesandchapman.co.uk/Property/ALT123153)



welcome to

## The Atrium. London Road, Liverpool

- Two Bedroom Second Floor Apartment
- Located in the Heart of the City Centre
- Modern & Well Presented Throughout
- Two Bright & Spacious Double Bedrooms
- Balcony Offering Views of the City

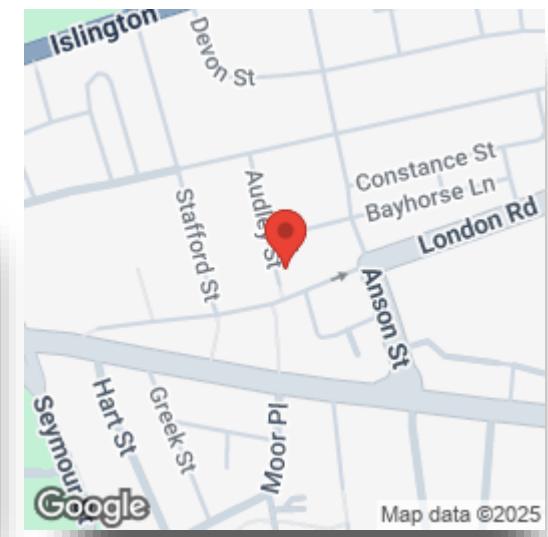
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3547.60

Ground Rent: 250.00

offers over

**£110,000**



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
ALT123153 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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