

The Atrium. London Road,Liverpool L3 8JA

jones & chapman

welcome to

The Atrium. London Road, Liverpool

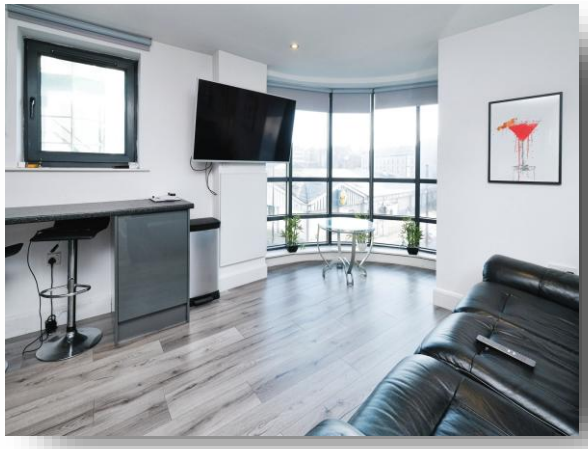
Jones and Chapman are delighted to introduce to the sales market this brilliant two bedroom second floor apartment, ideally located within The Atrium development, on the centrally positioned London Road, L3.













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.

Agents Note
"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT123153

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.

The Property Ombudsman

Property Ref:
ALT123153 - 0006

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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