

Holt House Ullet Road,Liverpool L17 3AT

jones & chapman

welcome to

Holt House Ullet Road, Liverpool

A two bedroomed upper floor apartment set within a historic Grade 2 listed mansion house. The apartment is in a sought after location on the perimeter of Sefton Park and close to Lark Lane with its selection of independent shops, bars and restaurants. Public transport links are also close by.



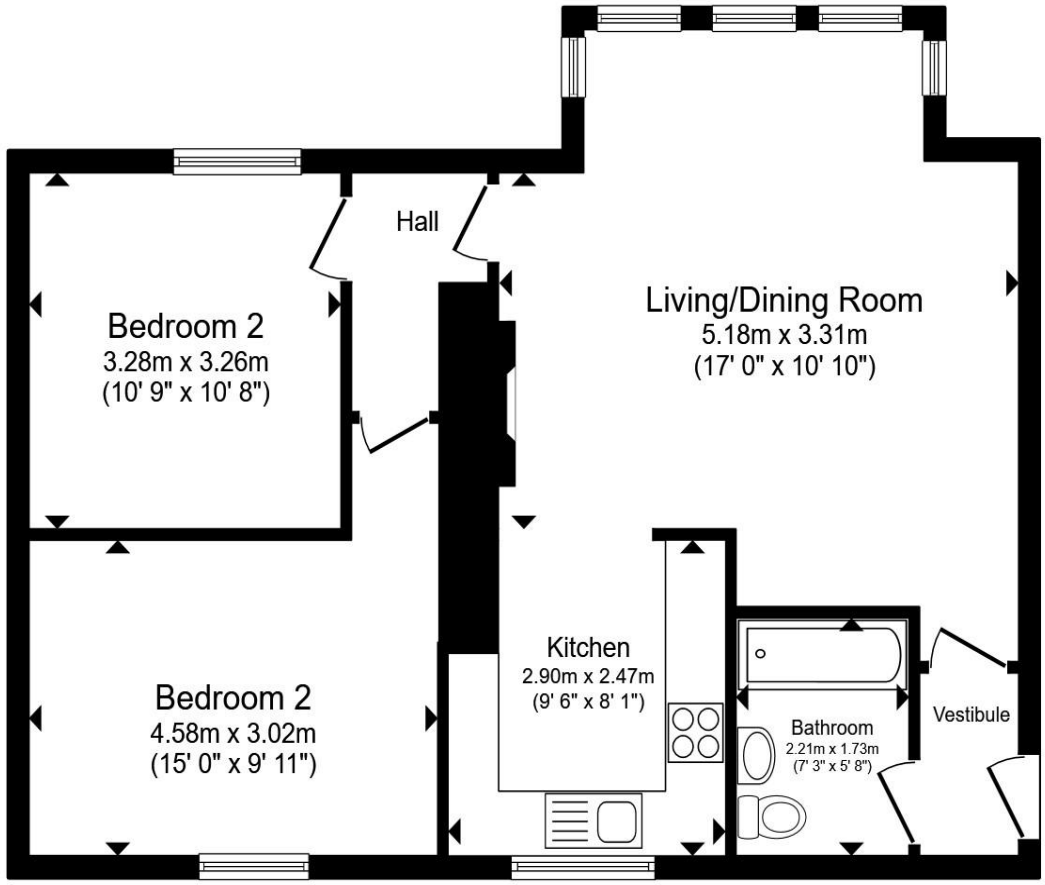












Second Floor

Total floor area 67.2 m² (724 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

jones & chapman

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 Holt House Ullet Road, Liverpool

- A two bedroomed upper floor apartment in sought after location
- Set within a historic Grade 2 listed mansion house
- Stunning communal entrance with original marble pillars and domed ceiling
- Light filled lounge and modern kitchen
- Two bedrooms and family bathroom, Lift access

Tenure: Leasehold EPC Rating: D
Council Tax Band: C Service Charge: 2479.78
Ground Rent: Ask Agent
This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Sep 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over **£210,000**









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT124713

The Property Ombudsman

Property Ref:
ALT124713 - 0008

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

0151 734 1440

Allerton@jonesandchapman.co.uk

36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN

jonesandchapman.co.uk

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.