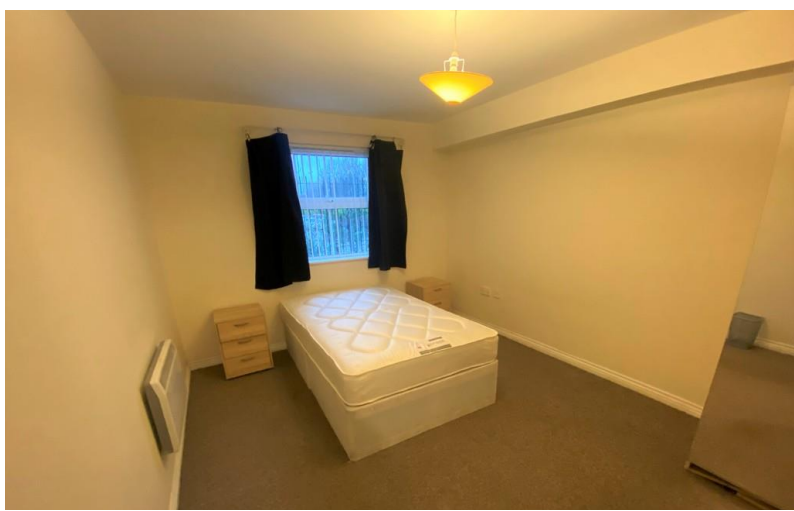
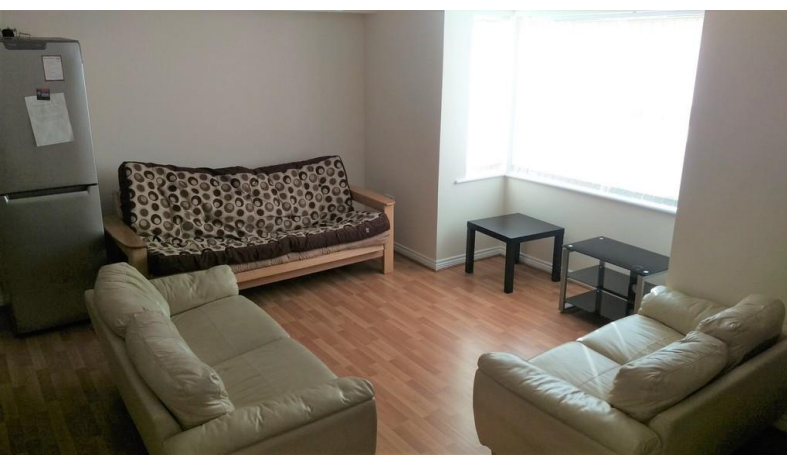


FOR SALE



Chancelor Court, Toxteth

2 Bedrooms, 1 Bathroom, Apartment

Offers In Region Of £115,000



- **Ideal Buy To Let Opportunity**
- **Two good sized Bedrooms**
- **Secure Gated access**
- **Close to Liverpool City Centre**
- **Close to Excellent Road Links**
- **All Local Amenities right on your doorstep!**
- **EPC GRADE = C**

We are proud to offer to the market this fabulous two bedroom apartment situated in the well known area of Toxteth. Close to all main road links, local amenities, Liverpool City Centre, and transport links. This would be ideal for investors seeking a buy-to-let property. The apartment benefits from an open plan fitted kitchen into the living area, two double bedrooms and a fully fitted bathroom. It also includes a telephone entry security system and coded gate access.

EPC GRADE = C

COMMUNAL ENTRANCE

Staircase to all floors

HALLWAY

15' 3" x 3' 7" (4.655m x 1.104m)

Access to all rooms, power points, electric heater, large storage cupboard and another cupboard housing the water tank, telephone entry security system

LOUNGE

18' 2" x 11' 6" (5.553m x 3.514m)

Power points, square bay window overlooking the rear of the building, wood style laminate flooring, electric heater

KITCHEN

14' 7" x 4' 0" (4.466m x 1.228m)

Having a range of wall and base units with work top over, sink and drainer inset to worktop, hob and electric oven as well as extractor hood, built in breakfast bar to the centre and tile effect flooring



BEDROOM ONE

10' 4" x 13' 1" (3.156m x 4.001m)

Spacious master bedroom with power points, electric heater and UPVC double glazed window

BEDROOM TWO

8' 11" x 11' 5" (2.718m x 3.496m)

Another good sized room having power points, electric heater and a UPVC double glazed window.

BATHROOM

6' 7" x 6' 2" (2.013m x 1.885m)

Three piece bathroom suite comprising of panelled bath with shower over and shower screen, hand wash basin, low flush WC, fully tiled walls, extractor fan and towel railed

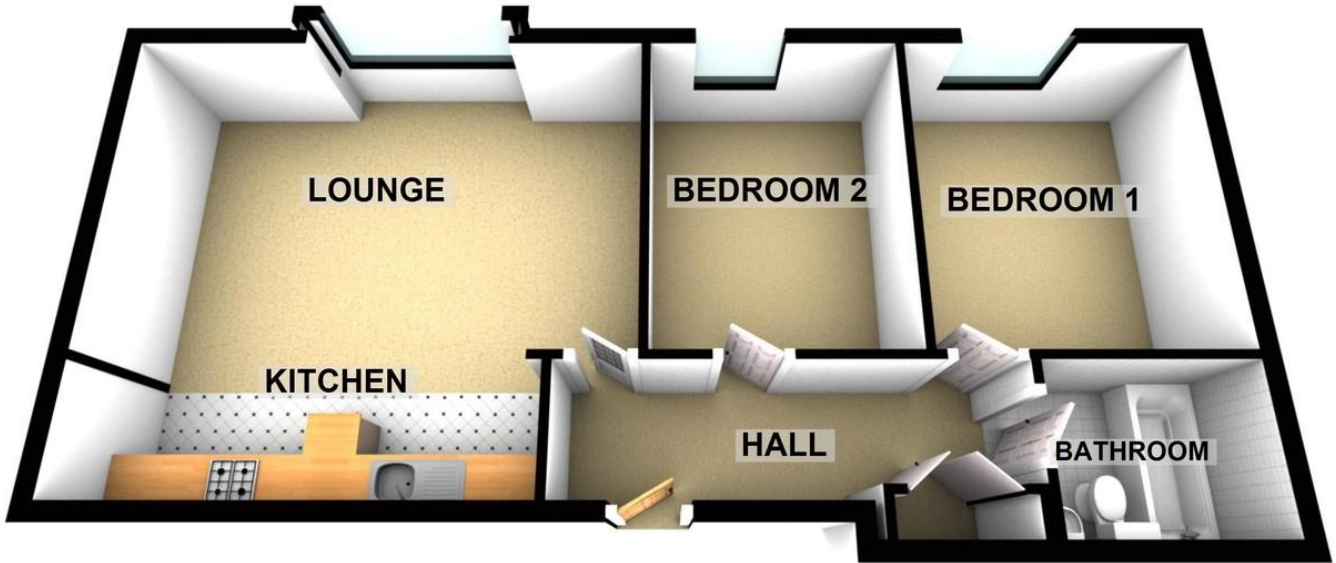
OUTSIDE

Gates surrounding the perimeter of the property with coded access and intercom system.



GROUND FLOOR

APPROX. 59.0 SQ. METRES (635.5 SQ. FEET)



TOTAL AREA: APPROX. 59.0 SQ. METRES (635.5 SQ. FEET)

This plan is for illustrative purposes only and cannot be relied upon and no liability is taken for any errors.

Plan produced using PlanUp.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

