

Lancelyn Court, Spital £150,000



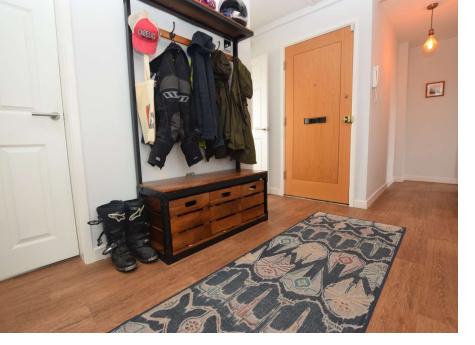






LESLEY HOOKS
ESTATE AGENTS









Nestled in a sought-after location, this spacious second-floor flat offers the perfect blend of convenience and comfort. As you step inside, you'll immediately notice the abundance of natural light streaming through the uPVC double glazed windows, creating a warm and inviting atmosphere. The layout of this flat is thoughtfully designed, starting with a welcoming hallway complete with a built-in storage cupboard, providing ample space to stow away your belongings. Moving through, you'll find yourself in the expansive lounge dining room, a versatile space perfect for entertaining guests or simply unwinding after a long day. Step out onto the small balcony and enjoy a breath of fresh air while taking in the views of the surrounding area. Adjacent to the lounge is the smartly fitted kitchen, equipped with modern appliances and plenty of storage, making meal preparation a breeze. Whether you're cooking for one or hosting a dinner party, this kitchen has everything you need to unleash your culinary creativity. The flat boasts two generously sized double bedrooms, offering peaceful retreats for rest and relaxation. The main bedroom even features a convenient walk-in wardrobe. providing ample storage space for your clothing and accessories. Additionally, a three-piece shower room adds to the convenience of daily living. One of the stand out features of this property is its unbeatable location. Within walking distance, you'll find an array of local shops, Spital train station, and numerous bus routes, ensuring easy access to all the essentials. For those who commute by car, motorway networks are just a couple of minutes` drive away, making travel a breeze. With the added comforts of combi fired gas central heating, you can rest assured that this flat offers both warmth and efficiency throughout the year. Don't miss out on the opportunity to make this wonderful flat your new home sweet home! Council tax band B. Leasehold subject to a monthly service charge of £112.50 and there are 133 years left on the lease.

Hallway 10'9" (3.28m) x 6'3" (1.91m) Lounge Dining Room 21'1" (6.43m) x 13'4" (4.06m) Max Kitchen 11'8" (3.56m) x 8'5" (2.57m)

Bedroom One

15'6" (4.72m) Max x 9'9" (2.97m)

Walk in Wardrobe

7'3" (2.21m) x 6'6" (1.98m)

Bedroom Two

15'6" (4.72m) x 9'9" (2.97m)

Bathroom

7'8" (2.34m) Max x 7'4" (2.24m)















GROUND FLOOR 808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (76.1 sq.m.) approx.
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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.