



Lancelyn Court, Spital

£795 PCM



LESLEY HOOKS
ESTATE AGENTS





This spacious ground floor flat, located in the highly sought-after area of Spital, is ready for you to move into and make your home. Featuring uPVC double glazing and efficient combi-fired gas central heating, the property offers a warm and inviting atmosphere. The layout includes a generous hallway with a convenient storage cupboard, a bright and airy lounge that flows into a dining area with a door leading to the communal gardens, perfect for enjoying some outdoor space. The fitted kitchen comes equipped with a cooker, while the two good-sized bedrooms provide plenty of room for relaxation. The bathroom is fitted with a three-piece suite, complete with a shower and shower screen over the bath. Ideally located, the flat is within walking distance of Spital train station and several bus routes, making it perfect for commuters. Just around the corner, you'll find a small selection of shops, including a chemist and a doctor's surgery, adding to the convenience of this wonderful property. Council tax band B.



Hallway

18'3" (5.56m) Max x 6'3" (1.91m) Max

Lounge Dining Room

21'3" (6.48m) Max x 13'5" (4.09m) Max

Kitchen

11'7" (3.53m) x 8'5" (2.57m)



Bedroom One

15'5" (4.7m) Into Wardrobe Recess x 9'7" (2.92m)

Bedroom Two

11'2" (3.4m) x 6'7" (2.01m)

Bathroom

7'6" (2.29m) x 7'11" (2.41m)





TOTAL FLOOR AREA: 743 sq.ft. (69.0 sq.m.) approx.

Wirral, Merseyside, CH63 7PH

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.