



marshall
letting • management • sales

City Centre Branch

83 – 85 Dale Street | Liverpool | L2
2HT
www.marshall-property.co.uk
city@marshall-property.co.uk
0151 242 0870

South Liverpool Branch

372 Smithdown Road | Liverpool | L15 5AN
www.marshall-property.co.uk
enquiries@marshall-property.co.uk
0151 733 1879



- 7th Floor apartment
- Allocated parking space
- Spacious open plan lounge and Kitchen
- Views of River Mersey and Princes dock
- Two double bedrooms
- Currently tenanted at £695 per month but also available with vacant possession



39 Leeds Street, Liverpool
L3 2DD

£125,000



marshall
letting • management • sales

City Centre Branch

83 – 85 Dale Street | Liverpool | L2
2HT
www.marshall-property.co.uk
city@marshall-property.co.uk
0151 242 0870

South Liverpool Branch

372 Smithdown Road | Liverpool | L15 5AN
www.marshall-property.co.uk
enquiries@marshall-property.co.uk
0151 733 1879

Spacious two bedroom apartment in the popular Reach development on Leeds street, Liverpool city centre. This 7th Floor apartment occupies a corner position benefiting from views of the River Mersey and Princes dock. Comprising of; Entrance hallway, Two double bedrooms, Fully fitted bathroom with three piece bathroom suite, Open plan lounge and kitchen area. The property has the benefit of an allocated parking space.

Lounge/Kitchen - 23' 1" x 15' 0" (7.04m x 4.58m)

Laminate floor. Electric heater. Full height aluminium windows. Selection of wall and base kitchen units with worktop. Inset sink and drainer. Integrated electric oven and hob.

Bathroom - 7' 2" x 7' 2" (2.19m x 2.19m)

Tiled floor. Tiled walls. Towel radiator. Low level WC. Vanity unit and sink. Bath with shower over.

Bedroom one - 15' 7" x 9' 6" (4.75m x 2.90m)

Carpet. Aluminium window. Electric heater.

Bedroom Two - 12' 11" x 8' 11" (3.93m x 2.73m)

Carpet. Electric heater. Aluminium window.

EPC RATING: D



Total area: approx. 67.0 sq. metres (721.1 sq. feet)

AEA (Aughton energy Assessors) provide this Floor Plan as a guide to the overall dimensions of the property. Dimensions are approximate and do not pertain to be absolutely accurate but are provided as a guide only

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991
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. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



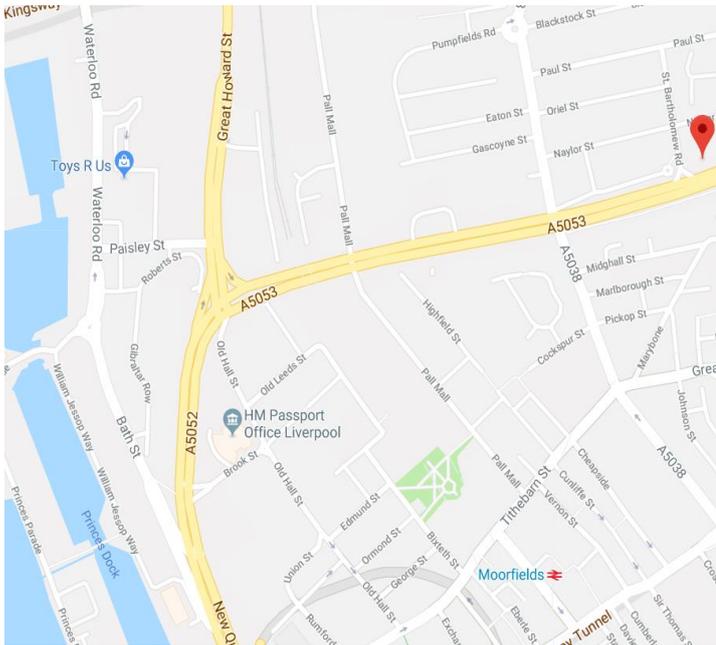
marshall
letting • management • sales

City Centre Branch

83 – 85 Dale Street | Liverpool | L2
2HT
www.marshall-property.co.uk
city@marshall-property.co.uk
0151 242 0870

South Liverpool Branch

372 Smithdown Road | Liverpool | L15 5AN
www.marshall-property.co.uk
enquiries@marshall-property.co.uk
0151 733 1879



Misrepresentations Act 1967 and the Misdescriptions Act 1991: Marshalllets Limited for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (a) these particulars are set out as a general outline only for the guidance of intending Purchasers and Lessors and do not form part of any offer or contract, (b) all dimensions, reference to conditions and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (c) Marshalllets limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.