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letting • management • sales

City Centre Branch

83 – 85 Dale Street | Liverpool | L2
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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



- **3 bedroom Apartment**
- **second floor**
- **he property offers great transport links into the city centre with major bus routes a short walk away, as well as the amenities of Prescott Road and Edae**
-
-



Holland Street, Liverpool
L7 0JG



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Marshall are delighted to offer for Sale this 3 bedroom apartment located in Knightsbridge Court, L7. In a great location, the property offers great transport links into the city centre with major bus routes a short walk away, as well as the amenities of Prescot Road and Edge Lane. The apartment, located on the second floor offers a lounge/diner, kitchen (with appliances), bathroom and 3 bedrooms. The apartment also comes with it's own balcony as well as off road parking. Other benefits include an intercom entry system, gas central heating and double glazing. Bedroom 1 – 3.28m x 3.0
Bathroom – 2.33 x 1.77 Bedroom 3.25 x 3.42 Bedroom – 3.14 x 3.73 Lounge – 3.49 x 5.48 Kitchen – 2.99 x 2.99

Bathroom - 7' 7" x 6' 5" (2.32m x 1.96m)

Bath low flush WC, sink unit, tiled floor and walls, Upvc windows x2

bedroom - 10' 9" x 11' 3" (3.28m x 3.43m)

Carpet Upvc windows x 2 window

bedroom - 10' 6" x 10' 8" (3.21m x 3.25m)

Carpet, window

lounge - 11' 2" x 17' 4" (3.4m x 5.28m)

Carpet 2 x windows radiator

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£60,000



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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.



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