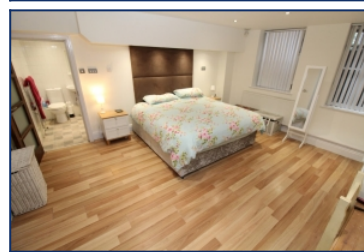


## Clarence Street, City Centre, L3



**For Sale - £189,950 Offers in the Region of**

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: D67
- No Chain
- Well Presented Accommodation
- Situated within Stunning Georgian Building
- En-suite Bathroom to Master Bedroom
- Allocated Off Street Car Parking Space & Permit Based Street Parking
- Sound System Throughout Apartment
- Modern Kitchen & Bathrooms
- Share of Freehold Apartment - No Ground Rent or Lease!
- Offering Popular Inner City Living
- Excellent Transport Links

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Visitors, On Street, Off Street, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob, Washer Dryer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Service Charge: None
- Ground Rent: Peppercorn

### Description

A WELL PRESENTED 2 BEDROOM 2 BATHROOM GROUND FLOOR APARTMENT BENEFITING FROM NO ONWARD CHAIN AND RARE FREEHOLD STATUS

The accommodation briefly comprises of; communal entrance hallway, open plan living/dining room, kitchen, shower room and the second bedroom. To the lower ground floor is the master bedroom with en-suite bathroom. Externally there is allocated off street car parking and on street permit parking.

The property also benefits from beautiful sash windows, gas central heating, new boiler (approx. 2 years old), sound system to every room and many original period features.

The service charge for the block is £70 per month and the building is self managed by the four owners. There is no ground rent as the apartment is held by the way of a share of the freehold.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

## Room Details

### Living / Dining Room

6.08 x 4.29 metres (20' 0" x 14' 1")

Real wood flooring, intercom system, alarm control panel, heating thermostat, TV point, sash window to the front aspect, staircase to the lower ground, TV and phone points, radiator and surround sound system.

### Kitchen

2.52 x 1.81 metres (8' 4" x 6' 0")

Range of kitchen wall and base units, laminate worktops, sink with mixer tap, integrated appliances, combi boiler, real wood flooring and mosiac tiled splashback.

### Master Bedroom

5.16 x 4.17 metres (17' 0" x 13' 9")

Integrated storage cupboards, en-suite bathroom, windows to the front aspect, radiator and laminate flooring.

### En Suite Bathroom

2.03 x 1.89 metres (6' 8" x 6' 3")

Jacuzzi bath, mixer tap with shower attachment, pedestal wash basin, W/C, vinyl flooring, fully tiled walls, chrome towel rail, extractor fan and shaving point.

### Bedroom Two

2.54 x 2.92 metres (8' 4" x 9' 7")

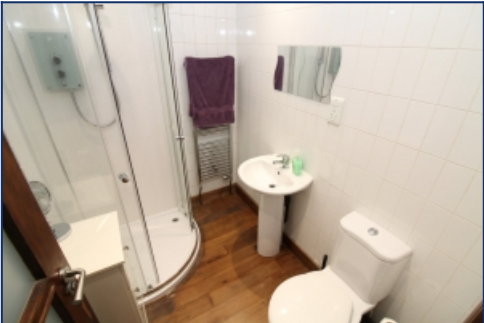
Roof lights, red wood flooring, sash window to the rear aspect and radiator.

### Shower Room

1.52 x 2.08 metres (5' 0" x 6' 10")

Shower enclosure with electric shower, pedestal wash basin, W/C, fully tiled walls, real wood flooring, shaving point, extractor fan and chrome towel rail.

## Additional Images



Shower Room



Bedroom Two



Living Room



Dining Area



Living Room



Master Bedroom



En Suite



Bedroom Two

## Floor Plans



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.