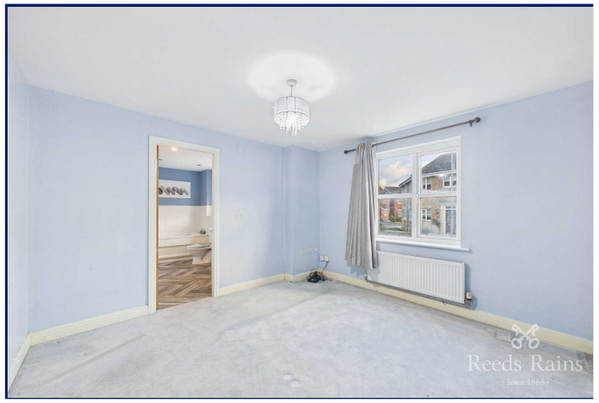
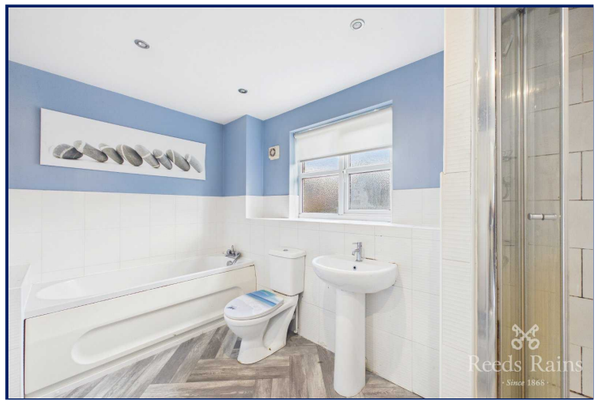


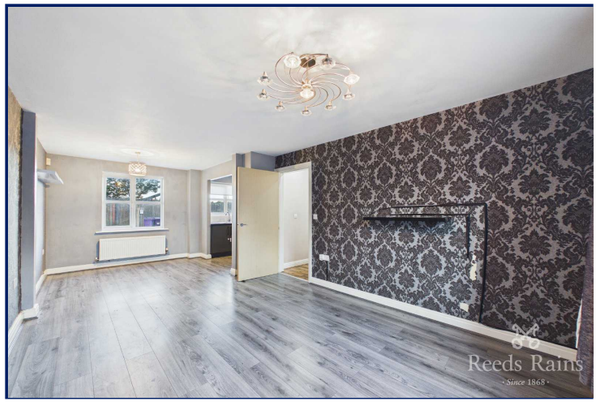


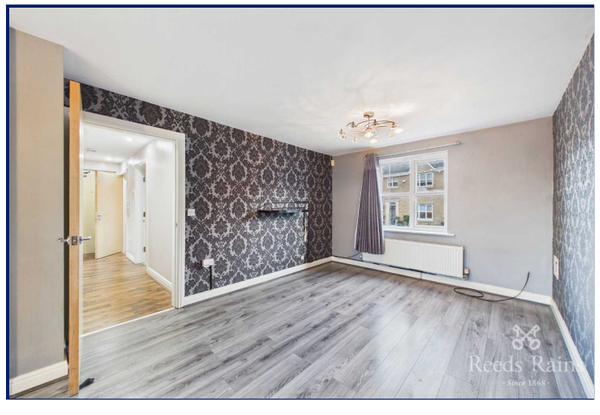












Colonel Drive, Liverpool,
Merseyside, L12

Offers Over: £110,000
Leasehold

Reeds Rains

reedsrains.co.uk

Colonel Drive, Liverpool, Merseyside, L12

Offers Over: £110,000 Leasehold

Council Tax Band: B
EPC Rating: C

No Onward Chain - Only 3 Apartments In Block

Light, bright and spacious, ground floor apartment found in the quiet and sought after location of Colonel Drive on The Point. This well presented property provides easy access to local shops, schools and the North West motorway network.

Step inside and the accommodation briefly comprises of: Entrance Hall, open -plan Living room and dining room, leading to fitted modern kitchen, two double bedrooms with the main having a Jack & Jill-style access to the four piece bathroom suite.

The property is double glazed and electrically heated throughout. There are well maintained gardens and off road resident parking on-site, with one allocated parking space with the apartment, plus visitor parking.

Viewings are advised to appreciate the size and location of this property.

Council Tax band - B
EPC Grade - C

TWO BEDROOM APARTMENT

EXTERNAL/COMMUNAL
One resident allocated parking space and visitor parking to rear, secure access to communal areas which are well-kept.

GROUND FLOOR APARTMENT

Hall
Entrance to the property, provides access to both bedrooms, bathroom and living space.

Living/Dining Room
22'8" (6.9) x 10'11" (3.34) (approx)
Expansive living and dining space with window to front and rear of building, open-plan to kitchen.

Kitchen
8'8" (2.64) x 7'2" (2.19) (approx)
Fitted modern kitchen with a pleasant outlook and some integrated appliances.

Bedroom 1
11'7" (3.53) x 11'6" (3.51) (approx)
Main bedroom with ample space for king size bed, wardrobes and drawers.

Bedroom 2
8'8" (2.65) x 9'3" (2.82) (approx)
Great-sized second bedroom, can house a small double bed or ideal work from home office or dressing room.

Bathroom
5'11" (1.81) x 11'3" (3.43) (approx)
Four-piece family bathroom with shower cubicle, bathtub, toilet and wash basin.

General Info
Lease: 999 years from 01/01/2004 (976 years remaining approx
Service charges: £1,150 per annum (approx)
Ground rent: £150 per annum

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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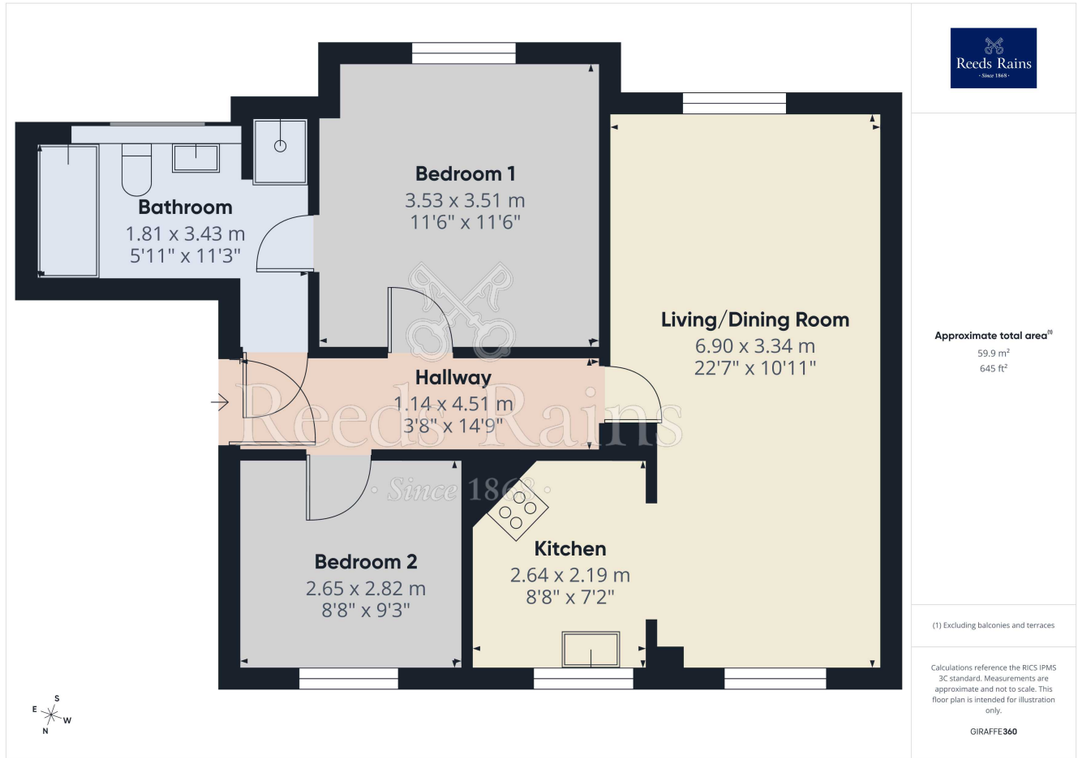
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.