Mossfield House 2 Thingwall Road, Liverpool , Merseyside L15 7JZ
Offers over £167,500

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Duplex apartment situated on Ground and lower ground floors, set in a beautiful Grade II listed Victorian Mansion built in 1852. Briefly comprising Two double bedrooms, bathroom, with an open plan living/Dining area open to a fitted kitchen. Off road parking available for one car in a secure gated development.
Located close to popular area of Allerton Road (walking) and excellent access to M62 (4 min drive), city centre (18 mins drive to Liverpool One) and John Lennon airport (20 minute drive).

Communal Gardens set on 1 acre of land.

Close to amenities: Childwall Fiveways, Wavertree High Street, Allerton Road which between them offer a good selection of supermarkets, restaurants, pubs, bars, coffee shops, and gyms within walking distance. Of note, Wavertree Park and Sports Centre is walking distance which provides access to swimming, athletics and tennis centre.

We are advised on the figures below, yet to be confirmed;
125 Year Lease from 2003
Service charge £1620.00 pa
Ground rent (To be confirmed as never been demanded)

Communal Entrance
Tiled floors, impressive staircase and beautiful Victorian sky light.

Apartment Hallway
Wood laminate flooring, stairs to lower floor, ceiling lighting, central heating radiator, alarm panel

Living / Dining Area
20'07" x 16'07" (6.27m x 5.05m)
High ceilings, six sash windows providing a dual aspect over the well-kept communal gardens, wood laminate floor, halogen ceiling lighting. Two radiators, Step up to;

Fitted Kitchen
6'4" x 16'6" (1.95 x 5.05)
A range of wall, floor and drawer units, wood work surfaces, sink with mixer tap, integrated appliances include; fridge, freezer, washer/dryer, dishwasher, oven,hob and extractor, part tiled walls, radiator, original archway feature

Stairs
Carpet Staircase leading down to lower level, with cupboard housing gas central heating boiler, space for under stairs storage

Bedroom One
16'1" x 10'11" (4.92 x 3.35)
Two glazed sash wood windows, radiator, wood laminate floor, Large wardrobes running along one wall, door leading to private patio area

Patio
Walled and paved enclosure which has a passage leading around the apartment to patio area two.

Bathroom
White suite comprising a bath with shower over, wash hand basin, w.c., tiled floor and walls, extractor fan, heated chrome towel rail

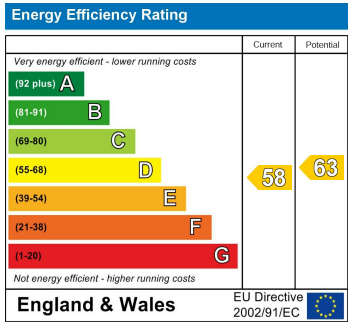
Bedroom Two
12'8" x 9'6" (3.88 x 2.92)
Radiator, wood laminate floor, french doorS leading to private patio area

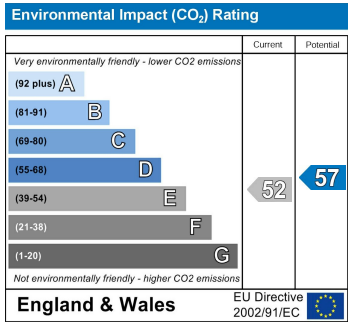
Patio area two
Walled and paved, private patio area

Parking
Off road secure, allocated parking bay for one car accessed via electric gates

Important Notes
1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ID Verification
In line with The Money Laundering Regulations 2007, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By signing this agreement as the seller you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.





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