

# HUNTERS®

HERE TO GET *you* THERE

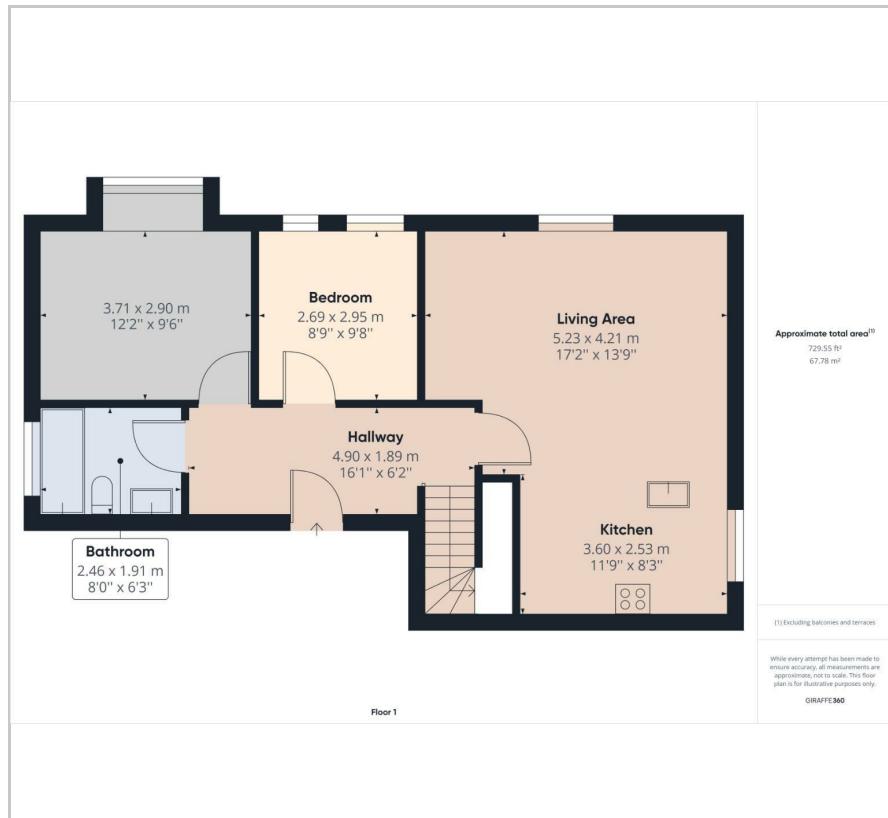


Croxteth Road  
, Liverpool, L8 3SE  
£175,000

3 1 1 C

Council Tax:

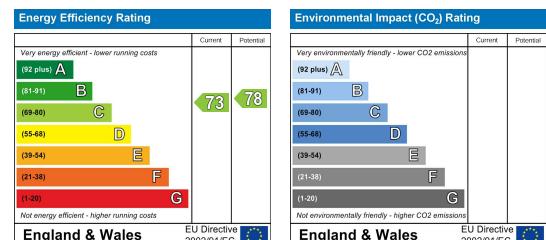
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Liverpool Office on 0151 707 7777 if you wish to arrange a viewing appointment for this property or require further information.

- 3 BEDROOM APARTMENT
- DUPLEX
- COMMUNAL GARDEN
- DRIVE WAY PARKING
- ONE BATHROOM
- SHARE OF FREEHOLD
- SOLD WITH VACANT POSSESSION
- COUNCIL TAX BAND B
- EPC RATING C



Looking for a spacious and bright apartment with a prime location? Look no further than this three bedroom top floor duplex! This apartment is full of natural light and boasts a spacious layout that is perfect for entertaining or relaxing. You'll love the proximity to Sefton and Princes Park, which offer plenty of green space and amenities. Plus with the option to purchase with vacant possession, you can make this your new home or continue to use it as an investment property. The communal garden is a great place to enjoy some fresh air and connect with neighbours. Plus, with an EPC rating of C, you can enjoy a comfortable and energy-efficient living space. Don't miss out on the chance to own this beautiful duplex apartment – schedule a viewing today!

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## MATERIAL INFORMATION

**Tenure: Freehold**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**