Lincoln Drive,
Liverpool,
Merseyside.
L10 3LL

120,000

- Two Bedroom Ground Floor Flat
- Double Bedrooms
- Large Living Room
- Modern Kitchen
- Private Rear Garden
- Located in the Heart of Aintree Village
- uPVC Double Glazing
- Gas Central Heating
- Close to Local Amenities and Transport Links

Ref: PRB10050

Viewing Instructions: Strictly By Appointment Only

Curlett Jones Estates, 18 Crosby Road North, Waterloo, Liverpool, L22 4QF
0151 673 1239 Hello@CurlettJones.co.uk www.CurlettJones.co.uk

General Description

Curlett Jones Estates are proud to offer this beautifully decorated, spacious 2-bed flat. Located in the heart of Aintree Village, this property is a short walk away from local bars, restaurants, shops, and transport links into Liverpool City Centre. Perfect for first-time buyers, or landlords hoping to add to their rental portfolio. Call today, and be quick to arrange your viewing!

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

Tenure

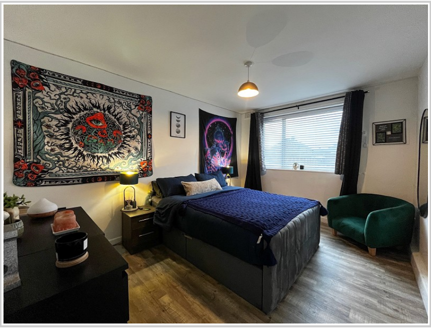
We are informed that the tenure is Leasehold

Council Tax

Band Not Specified



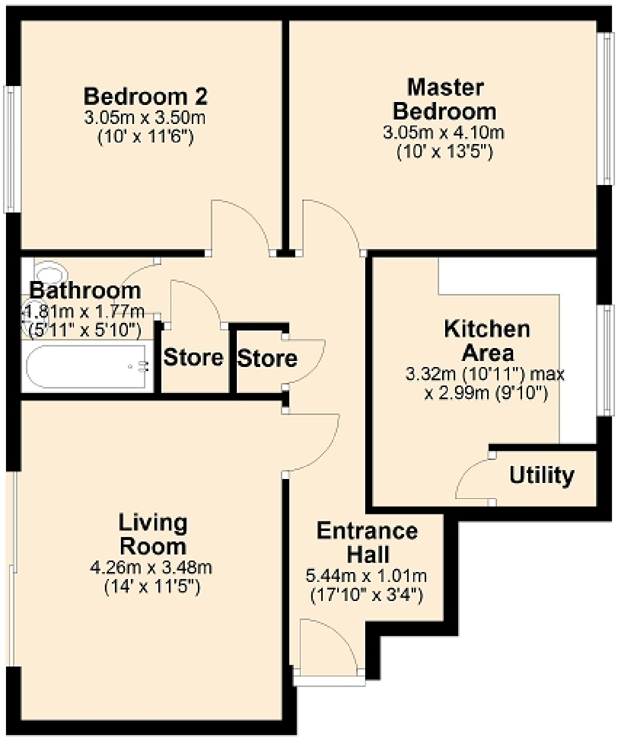





Ground Floor

Approx. 63.6 sq. metres (684.8 sq. feet)



Total area: approx. 63.6 sq. metres (684.8 sq. feet)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.