



LAWRENCE ROONEY  
ESTATE AGENTS

14 Chipping Manor,  
Aveling Drive  
Banks  
Southport  
Merseyside  
PR9 8FY



Immaculate second floor apartment available with NO CHAIN DELAY. This accommodation is positioned within a purpose built modern apartment block conveniently placed for access to the transport networks, this stylish apartment has been recently renovated having accommodation comprising: communal entrance hall, hallway, inner hall, lounge open plan into the fitted kitchen, two bedrooms and a white bathroom suite. Outside communal gardens, parking spaces available and a secure lock up.

£105,000

OPEN 7 DAYS A WEEK

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## Communal Entrance

### Hall

Built in storage and intercom for remote access.

### Lounge

12' 5" x 14' 7" (3.78m x 4.45m) Double-glazed rear window and two radiators. Open arch into:

### Fitted Kitchen

8' 0" x 9' 0" (2.44m x 2.74m) Range of fitted units with work surfaces to complement, inset sink/drain, gas hob with extractor over, built in oven, integrated fridge/freezer and space for a washing machine. Double-glazed rear window, wood effect flooring and central heating boiler concealed in wall cupboard.

### Bedroom One

9' 7" x 16' 0" (2.92m x 4.88m) Double-glazed front window and radiator.

### Bedroom Two


8' 4" x 14' 6" (2.54m x 4.42m) Double-glazed front window and radiator

### Bathroom

White three piece suite comprises: panelled bath with shower over, pedestal wash hand basin and low level W.C. Radiator and tiled to complement.

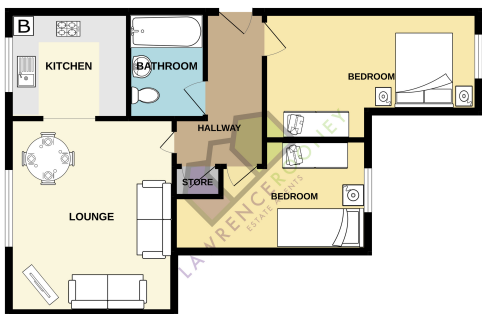


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



Where energy appraisal has been made to provide the accuracy of the information contained herein, measurements or calculations are based on assumptions. The actual energy performance may vary due to the actual construction, materials, and installation. The information contained herein is intended for the guidance of prospective purchasers. The information contained herein is not intended to be used as a basis for any legal proceedings. © 2012 Lawrence Property Services Ltd. All rights reserved.





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