

# FOR SALE

13 TWO-STOREY MAISONNETTES

## £1,300,000

**11,142 sq.ft**  
(1,035 sq.m)



**M**

**TREE VIEW COURT**

Liverpool  
Merseyside  
L31 3HF

**LCP**  
part of MCore

02072  
335255

[searchlcp.co.uk](http://searchlcp.co.uk)







# TREE VIEW COURT



## DESCRIPTION

This sale comprises of a series of 13 two-storey maisonettes which are accessed from the side of the retail parade, located in close proximity to Maghull Train Station.

## AREAS

Flat 1a	700 sq.ft	(65.0 sq.m)
Flat 2a	829 sq.ft	(77.0 sq.m)
Flat 3a	775 sq.ft	(71.9 sq.m)
Flat 4a	797 sq.ft	(74.0 sq.m)
Flat 5a	818 sq.ft	(75.9 sq.m)
Flat 6a	829 sq.ft	(77.0 sq.m)
Flat 7a	1,227 sq.ft	(113.9 sq.m)
Flat 8a	721 sq.ft	(66.9 sq.m)
Flat 9a	743 sq.ft	(69.0 sq.m)
Flat 10a	807 sq.ft	(74.9 sq.m)
Flat 11a	818 sq.ft	(75.9 sq.m)
Flat 12a	1,023 sq.ft	(95.0 sq.m)
Flat 13a	1,055 sq.ft	(98.0 sq.m)
<b>TOTAL</b>	<b>11,142 sq.ft</b>	<b>(1,035 sq.m)</b>

## PRICE

£1,300,000 for all 13 flats

## SERVICE CHARGE

Details upon application

## TENURE

Long Leasehold

## ENERGY PERFORMANCE

Further information available upon request

## LEGAL COSTS

Each party is responsible for their own legal costs



# TREE VIEW COURT

## TENANCY SCHEDULE

Flats	Start Date	Term (Yrs)	End Date	Rent (£)	Area (Sq.ft)	Comments
1a	31-01-24	1	30-01-25	£8,700	700	Residential
2a	16-01-25	0.5	15-07-25	£9,000	829	Residential
3a	10-05-13	0.5	09-11-13	£7,800	775	Residential
4a	15-02-20	0.5	14-08-20	£8,400	797	Residential
5a	29-07-15	0.5	28-01-16	£8,400	818	Residential
6a	16-02-18	0.5	15-08-18	£7,800	829	Residential
7a	10-07-24	1	09-07-25	£8,700	1,227	Residential
8a	30-04-24	1	29-04-25	£8,700	721	Residential
9a		VACANT		£8,400	743	Residential
10a	21-05-15	0.5	20-11-15	£7,800	807	Residential
11a	14-08-15	0.5	13-02-16	£8,400	818	Residential
12a	29-03-24	1	28-03-25	£8,700	1,023	Residential
13a	25-04-15	0.5	24-10-15	£7,800	1,055	Residential
TOTAL				£108,600	11,142	



# TREE VIEW COURT



## Viewing

Strictly via prior appointment  
with the appointed agents

**LCP.**  
part of M'Core



**Charlie Sankey**

M: 07774 650125

E: CSankey@lcpproperties.co.uk

**EVOLVE.**  
part of M'Core



**Gladys Lovell**

M: 07341 463145

E: gml@evolveestates.com



MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02898000) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org.uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpgroup.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpgroup.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).