

# FOR SALE

13 TWO-STOREY MAISONNETTES

## £1,300,000

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



**TREE VIEW COURT**

Liverpool  
Merseyside  
L31 3HF







# 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



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## 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	



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## Viewing

Strictly via prior appointment  
with the appointed agents

**LCP.**  
part of M Core



**Charlie Sankey**

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