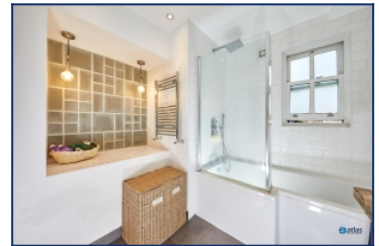


## Greenheys Road, Toxteth, L8



## For Sale - £170,000 Offers in the Region of

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Prime Location Within the Highly Sought-After L8 Area
- Spacious Open-Plan Kitchen and Living Area with Patio Doors
- Contemporary Kitchen with Modern Finishes
- Two Generously Sized Double Bedrooms
- Expansive, Stylish Bathroom with High-Quality Fixtures
- Ample Storage Space in the Hallway
- Charming, Period Sash Windows Throughout, Retaining Character
- Benefitting from No Onward Chain
- Designated Allocated Parking Space
- Walking Distance to Picturesque Princess Park and Sefton Park

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 577 square feet / 54 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £155.47 per month
- Ground Rent: Peppercorn
- Security: Intercom (Audio Only)
- Parking: Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Double Glazing
- Appliances/White Goods: Cooker (Electric), Hob (Gas)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 25/12/2004 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 24/12/2129 (approx)
- Lease Term Remaining: 103 year(s) (approx)
- Service Charge: £155 per calendar month
- Ground Rent: Peppercorn

### Description

A Charming Second-Floor Apartment in the Heart of L8

Atlas Estate Agents are delighted to present this beautifully appointed two-bedroom apartment, perfectly positioned on Greenheys Road in the ever-popular Toxteth, L8. Offering a seamless blend of contemporary style and period charm, this stunning home is ideal for first-time buyers, professionals, or investors

seeking a prime city-fringe location.

Set on the second floor of an attractive period building, the accommodation is arranged over a single level, providing a spacious and thoughtfully designed layout. The heart of the home is the impressive open-plan kitchen and reception area, where modern finishes meet classic elegance. Stylish patio doors invite an abundance of natural light, creating a bright and welcoming living space. The contemporary kitchen is finished to a high standard, boasting sleek cabinetry and ample workspace, perfect for both cooking and entertaining.

Two generously sized double bedrooms offer comfortable and versatile living, while the expansive bathroom is designed with luxury in mind, featuring high-quality fixtures and fittings. Ample storage in the hallway ensures a clutter-free environment, and the charming sash windows throughout the property preserve its character and history.

With designated allocated parking and excellent transport links, commuting is effortless, and the vibrant energy of Liverpool city centre is just a 10-minute drive away. Adding to its appeal, this desirable home is also within walking distance of the picturesque Princes Park and the stunning Sefton Park, offering beautiful green spaces for leisurely strolls, outdoor activities, and relaxation.

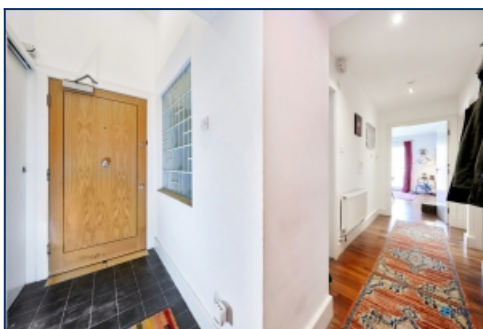
Offering style, convenience, and an enviable location, this exceptional apartment is not to be missed.

Book your viewing today and discover the charm of Greenheys Road.

## Additional Images



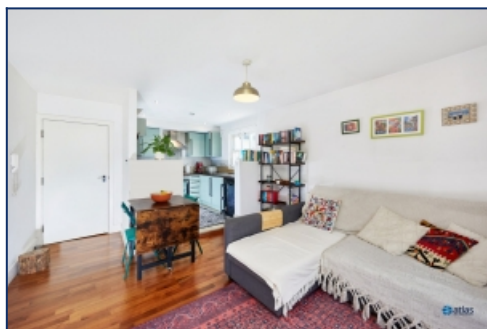
Exterior



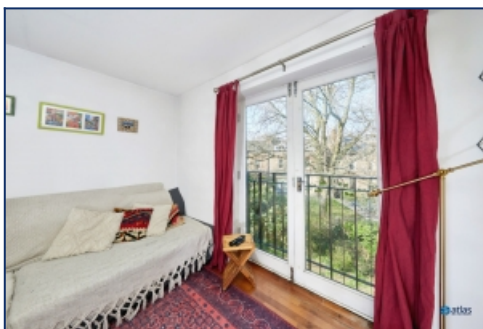
Entrance Hallway



Lounge



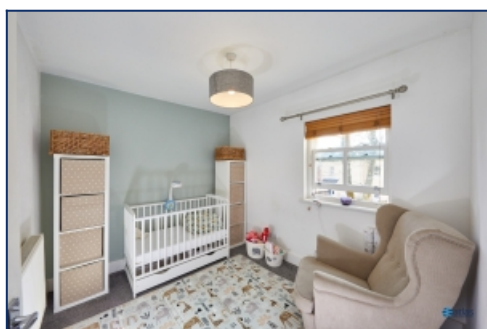
Lounge/Kitchen



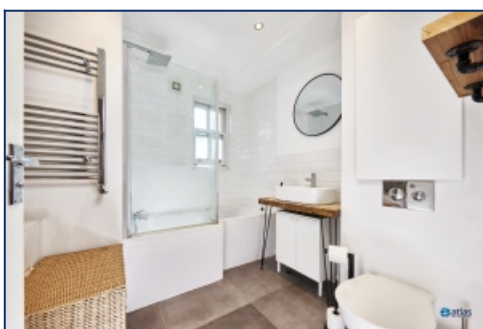
Lounge



Kitchen



Bedroom

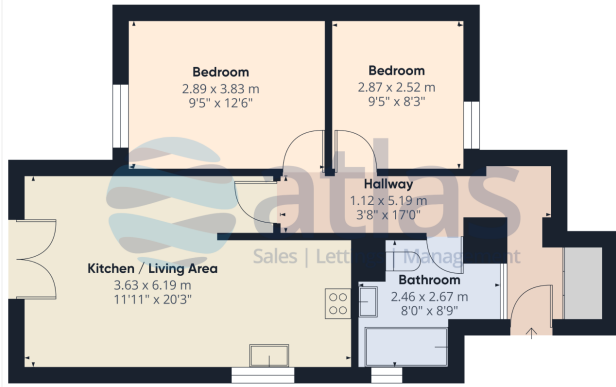


Bathroom



Exterior

## Floor Plans



Approximate total area\*

53.58 m<sup>2</sup>

578.73 sq ft

(\* Excluding balconies and terraces)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. The floor plan is for illustrative purposes only. Calculations were based on the RICS NPSA standard. Please note that calculations were adjusted by the local party and therefore may not comply with the RICS NPSA standard.

GRAPHIC 360

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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.