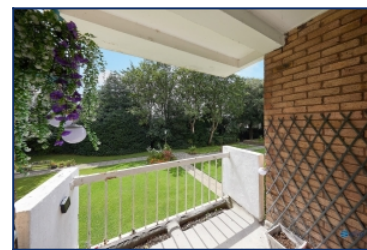


Eton Court, Calderstones, L18



For Sale - £190,000 Offers in the Region of

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- No Onward Chain
- Prime Location in the Sought-After Aigburth L18 Area
- Just Moments from Calderstones Park and the Vibrant Amenities of Allerton Road
- Garage with Ample Storage Space
- Two Generously Sized Double Bedrooms
- Private Balcony Accessed from the Lounge
- Well-Proportioned Bathroom
- Exceptional Transport Links Nearby
- Gas Central Heating and Double Glazing Throughout
- Beautifully Maintained Communal Gardens

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 648 square feet / 60 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £100 per calendar month
- Ground Rent: £30 per annum
- Parking: Garage
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Gas Hob

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 25/03/1988 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 24/03/2987 (approx)
- Lease Term Remaining: 961 year(s) (approx)
- Service Charge: £100 per calendar month
- Ground Rent: £30 per annum
- Leasehold Information: Pets are not permitted.

Description

For Sale by Atlas Estate Agents - Eton Court, Calderstones, L18

Nestled within the leafy surroundings of Calderstones, this superb first-floor flat is brought to the market with no onward chain and offers an exceptional opportunity to secure a home in one of Liverpool's most desirable postcodes.

Set within the well-regarded Eton Court development, this spacious and well-appointed residence enjoys a prime position just moments from the idyllic green spaces of Calderstones Park and the vibrant cafés, restaurants, and shops of Allerton Road.

The accommodation is arranged over a single floor and is beautifully designed for both comfort and convenience. At the heart of the home lies a bright and inviting reception room, which opens out onto a private balcony – the perfect spot to enjoy your morning coffee or unwind with a book. The kitchen is thoughtfully laid out, offering ample storage and worktop space, ideal for both everyday living and entertaining.

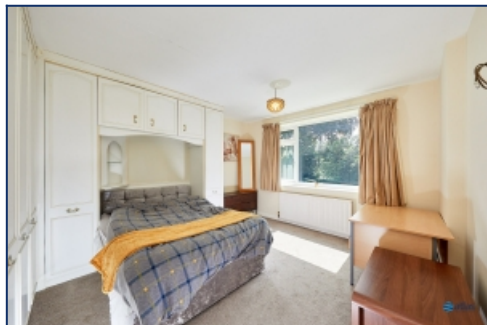
There are two generously sized double bedrooms, both bathed in natural light, and a well-proportioned bathroom completing the internal layout. The property further benefits from gas central heating and double glazing throughout, ensuring warmth and efficiency year-round.

Outside, residents can enjoy beautifully maintained communal gardens, while a private garage with ample storage space offers practical solutions rarely found in apartment living. Excellent transport links are close by, connecting you swiftly to the city centre and beyond.

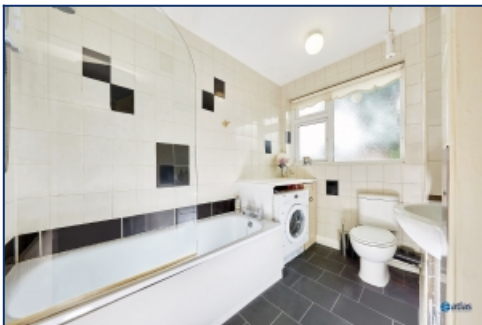
This is a fantastic opportunity to secure a low-maintenance home in a truly sought-after location. Whether you're a first-time buyer, downsizer, or investor, this flat ticks all the right boxes.

Early viewing is highly recommended.

Additional Images



Bedroom



Bathroom



Lounge



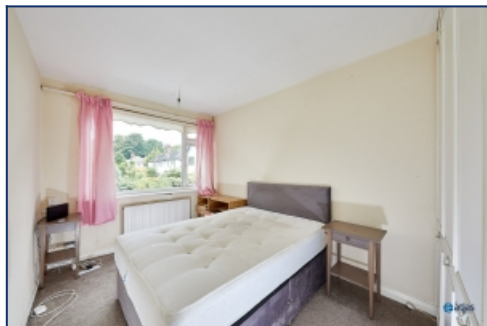
Dining Area



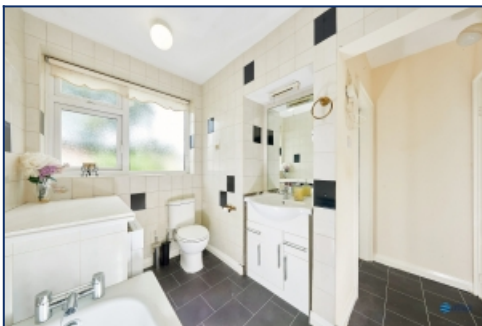
Balcony View



Kitchen



Bedroom

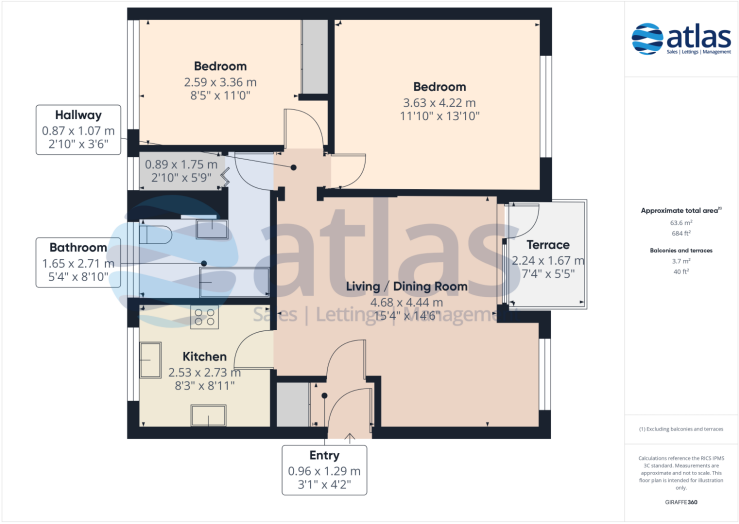


Bathroom



External

Floor Plans



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.