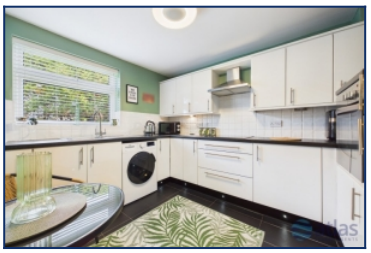
Troutbeck Road, Calderstones, L18









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

Key Features

- 1 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: E
- Modern Kitchen with Integrated Appliances
- Cosy Reception Room with Plenty of Natural Light
- Generous Bedroom with Fitted Wardrobe
- Stylish Shower Room with Walk-In Shower
- Useful Utility and Storage Room
- Parking with Garage
- Well-Maintained Communal Gardens
- Newly Fitted Radiators
- New Blinds Throughout
- Highly Sought-After L18 Location

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 46 square metres / 495 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £120.00 per month
- Ground Rent: Peppercorn
- Parking: Garage, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic), Fridge/Freezer

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/1983 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/2981 (approx)
- Lease Term Remaining: 955 year(s) (approx)
- Service Charge: £120 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: No ground rent.

Description

Brought to the market by Atlas Estate Agents, this well-presented ground-floor flat offers comfortable, low-maintenance living in the highly sought-after Calderstones area of L18.

Located on Troutbeck Road, the accommodation is thoughtfully arranged over one floor and comprises a welcoming reception room, modern kitchen with integrated appliances, a generous bedroom with fitted wardrobe, and a stylish shower room with a walk-in shower. A useful utility and storage room adds further practicality.

The property is complemented by newly fitted radiators, new blinds throughout, allocated parking with a garage and well-maintained communal gardens. Offered for sale with no onward chain, this appealing home combines convenience, comfort and a desirable location.

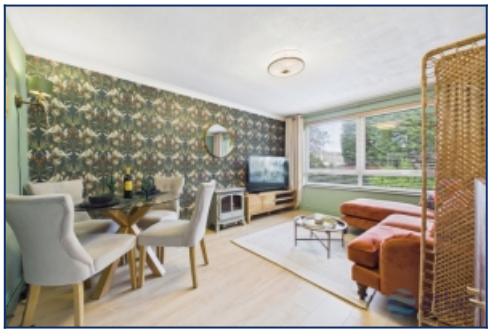
Additional Images

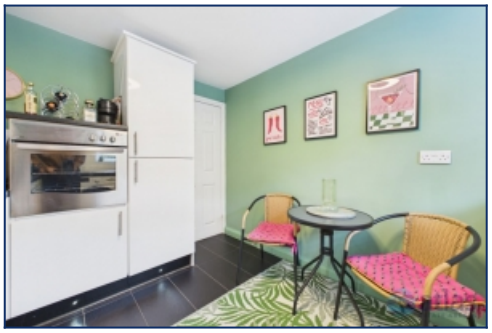

Hallway


Bedroom


Lounge


Lounge


Lounge


Kitchen

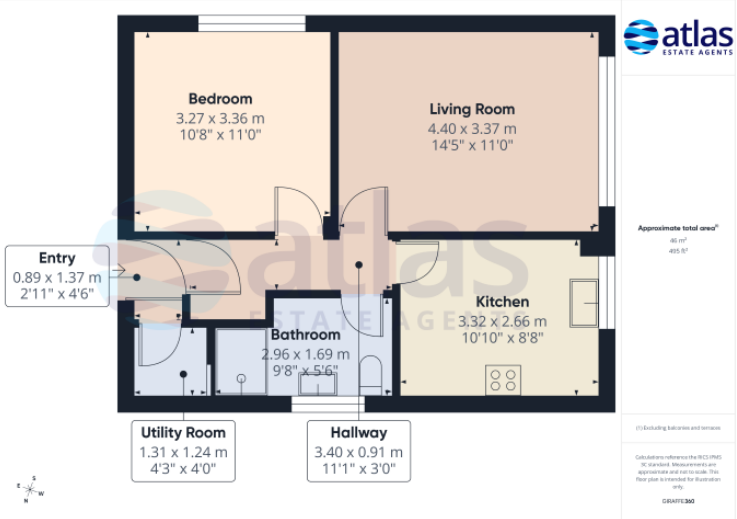

Kitchen


Shower Room


Communal Gardens


Communal Gardens

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.