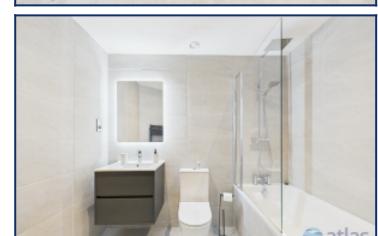
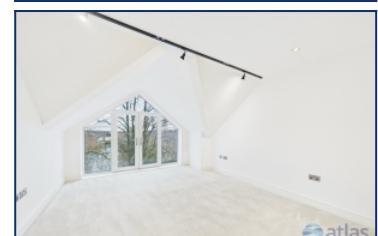


## Carnatic Road, Mossley Hill, L18



### For Sale - £375,000

#### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: B
- Development of 16 Luxury Apartments
- High Level of Specification Throughout
- Quality Fitted Kitchens with Bosch Appliances
- Contemporary Master Bathroom & En-Suite to Master Bedroom
- Superior Build Quality & Gas Central Heating
- Modern & Luxurious Bathrooms with Walk-In Showers
- Two Double Bedrooms with Fitted Wardrobes
- Allocated & Gated Off-Street Parking
- Intercom & Digital Access System
- Communal Gardens & Stone's Throw from Sefton Park

#### Further Details

- Tenure: Leasehold
- Floor: 3 (with lift access)
- No. of Floors: 1
- Floor Space: 1,002 square feet / 93 square metres
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Service Charge: £2,000 per annum
- Ground Rent: £1 per annum
- Parking: Visitors, On Street, Off Street, Bike Rack, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Fridge/Freezer, Dishwasher

#### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/09/2022 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/08/3021 (approx)
- Lease Term Remaining: 995 year(s) (approx)
- Service Charge: £2,000 per annum
- Ground Rent: £1 per annum
- Leasehold Information: Exact service charge budget is in the process of being confirmed.

#### Description

Brought to the market by Atlas Estate Agents, this beautifully appointed top-floor apartment sits within an exclusive development of just 16 luxury homes

on the ever-popular Carnatic Road in Mossley Hill, L18. Served by a lift and offered with no onward chain, the property combines refined design with effortless, low-maintenance living in a prime location a stone's throw from Sefton Park.

The accommodation is arranged over one floor and finished to a high specification throughout. A welcoming reception room flows into a quality fitted kitchen, complete with Bosch appliances and sleek contemporary finishes. There are two generous double bedrooms, with the principal bedroom further enhanced by a stylish en-suite. A modern master bathroom, luxurious walk-in showers, gas central heating and superior build quality complete the interior.

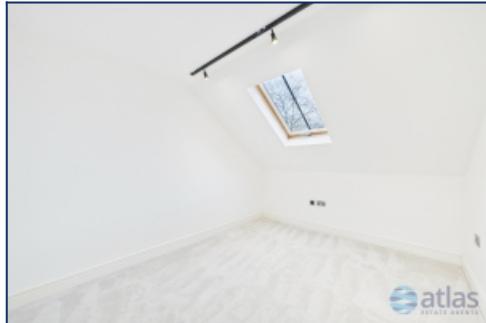
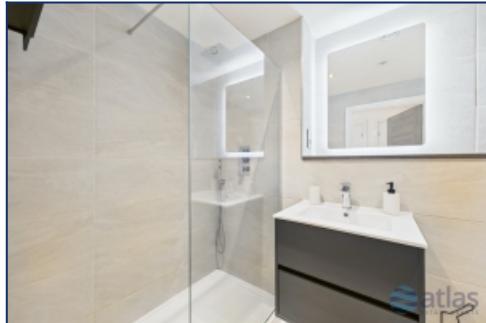
Externally, residents enjoy well-maintained communal gardens, allocated and gated off-street parking, and the reassurance of an intercom and digital access system. This is a superb opportunity to secure a sophisticated apartment in one of South Liverpool's most desirable neighbourhoods.

## Additional Images



## Lounge

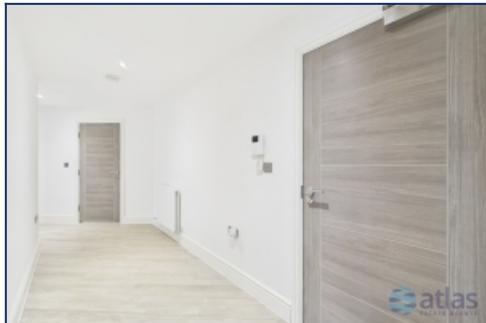
## Kitchen/Lounge



## Kitchen

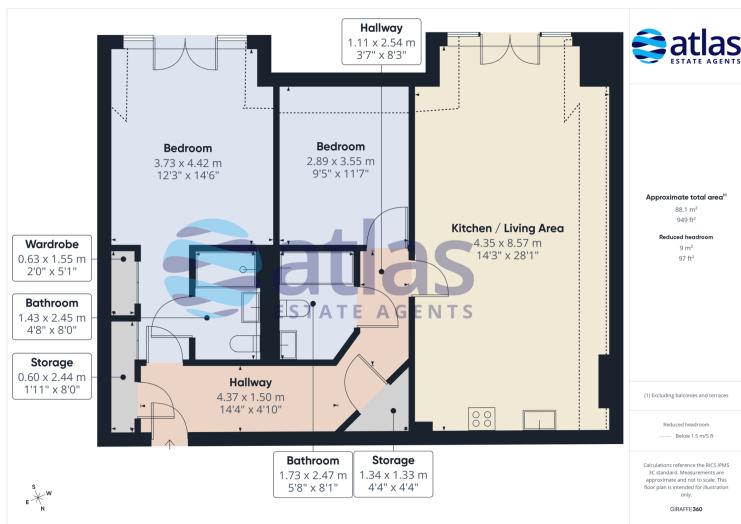
## En Suite Bathroom

## Bedroom 2



## Entrance Hallway

## Floor Plans



Tel: 0151 727 2469  
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Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

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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.