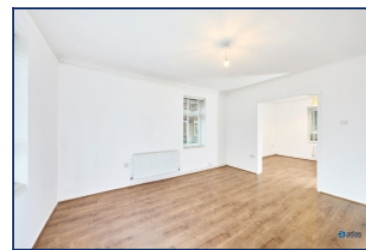
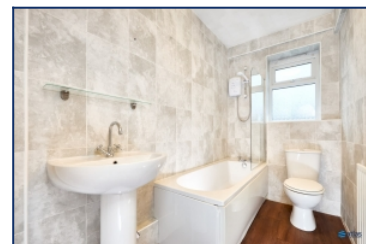


## Allerton Road, Allerton, L18



**For Sale - £110,000 Offers Over**

### Key Features

- 1 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: C
- No Onward Chain, Ensuring a Hassle-free Purchase
- Spacious Lounge, Perfect for Relaxation and Entertaining
- Double Bedrooms, Featuring Built-in Storage Cupboards
- Contemporary Kitchen Equipped with an Electric Hob and Cooker
- Stylish Bathroom with a Bath and Overhead Shower
- Double Glazing and Gas Central Heating
- Access to Well-maintained Communal Gardens
- Beautifully Presented Apartment in a Prestigious L18 Location
- Close to South Parkway Train Station
- 2 Minute Drive to Calderstones Park

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 483 square feet / 45 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £105 per calendar month
- Ground Rent: £10 per annum
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 04/12/2006 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 03/12/2131 (approx)
- Lease Term Remaining: 106 year(s) (approx)
- Service Charge: £105 per calendar month
- Ground Rent: £10 per annum

### Description

A Beautifully Presented Ground Floor Flat in L18 - No Onward Chain

Brought to the market by Atlas Estate Agents, this charming one-bedroom ground floor flat offers a fantastic opportunity for buyers seeking a contemporary home in a desirable L18 location. Situated on Allerton Road, the apartment is within easy reach of South Parkway Train Station and a mere two-minute drive to the scenic Calderstones Park, making it an ideal choice for both commuters and nature lovers.

The accommodation is arranged over one floor, providing a spacious and well-thought-out living space. The generous lounge area offers the perfect setting for relaxation or entertaining guests, bathed in natural light from the large windows. The contemporary kitchen, complete with an electric hob and cooker, is ideally designed for those who enjoy cooking and practicality, while the stylish bathroom features both a bath and an overhead shower for added convenience.

The double bedroom is a serene retreat, boasting ample built-in storage cupboards to ensure a clutter-free environment. Further benefits include double glazing, gas central heating, and access to well-maintained communal gardens, which offer a peaceful outdoor space to enjoy.

Offered with no onward chain, this delightful flat ensures a hassle-free purchase and presents an excellent opportunity to own a stylish property in one of L18's most sought-after areas. Whether you're a first-time buyer, looking to downsize, or seeking a low-maintenance investment, this ground floor flat ticks all the boxes.

Don't miss the chance to make this home your own - contact Atlas Estate Agents today to arrange a viewing.

### Additional Images



Communal Garden



Hallway



Lounge



Bedroom



Bedroom



Kitchen

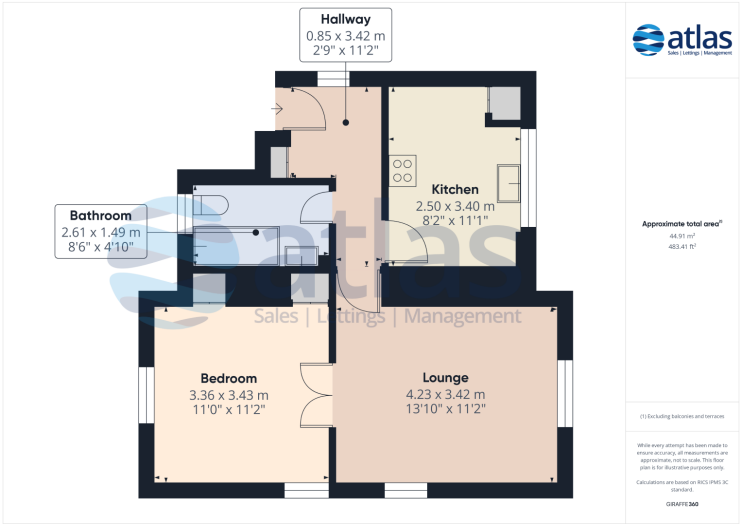


Kitchen



Communal Garden

### Floor Plans



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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.