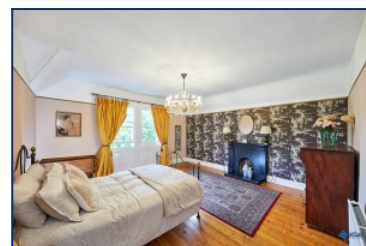


Greenbank Drive, Sefton Park, L17



For Sale - £395,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Flat
- EPC Rating: D
- Offered with No Onward Chain
- Single-Glazed Sash Windows Retaining Character
- Beautifully Presented and Well-Maintained Apartment Full of Charm
- Attractive Fitted Kitchen with Modern Finishes
- Three Generous Double Bedrooms
- Additional Dressing Room
- Bathroom with Freestanding Bath for a Luxurious Feel
- Utility Room for Added Convenience
- Situated Opposite Sefton Park
- Allocated Parking for Residents

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 1,745 square feet / 162 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £175 per calendar month
- Ground Rent: £14 per annum
- Parking: Driveway, Communal
- Outside Space: Communal Gardens
- Appliances/White Goods: Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Original Lease Term: 109 year(s)
- Service Charge: £175 per calendar month
- Ground Rent: £14 per annum
- Leasehold Information: The four flat owners have established a Right to Manage company, Highfield Residents Management Co Ltd, with each owner holding a share. This structure allows the owners to collectively manage the building, ensuring sufficient provision for general maintenance, building insurance, and the sinking fund.

Description

Brought to the market by Atlas Estate Agents, this beautifully presented second-floor flat on Greenbank Drive, Sefton Park, L17, offers a charming blend of character and contemporary comfort. Arranged over one generous floor, the accommodation is light, airy, and thoughtfully laid out, making it an ideal home for families or professionals alike.

The apartment features a spacious reception room, perfect for entertaining or relaxing in style. The attractive fitted kitchen has modern finishes, seamlessly combining practicality with elegance, while the utility room adds further convenience. There are three generous double bedrooms along with an additional dressing room, offering excellent flexibility to suit modern lifestyles. The bathroom boasts a freestanding bath, providing a luxurious spot to unwind at the end of the day.

Character is retained throughout with single-glazed sash windows, complementing the apartment's charming period features. Beautiful communal gardens provide a tranquil setting and a lovely space to enjoy the outdoors, while allocated resident parking adds further practicality. Offered with no onward chain and situated directly opposite Sefton Park, this delightful home puts open green space right on your doorstep.

This is a rare opportunity to acquire a stylish, well-maintained apartment in one of L17's most sought-after addresses - a home full of charm, practicality, and timeless appeal.

Additional Images



Back Communal Gardens



Hallway



Lounge



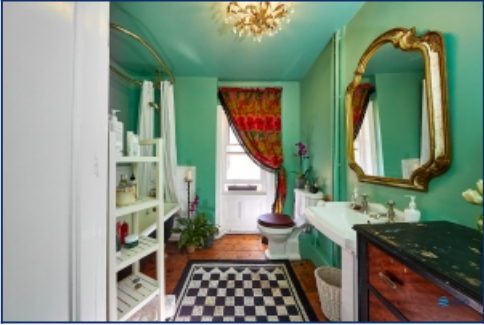
Kitchen



Bedroom



Versatile Room



Bathroom



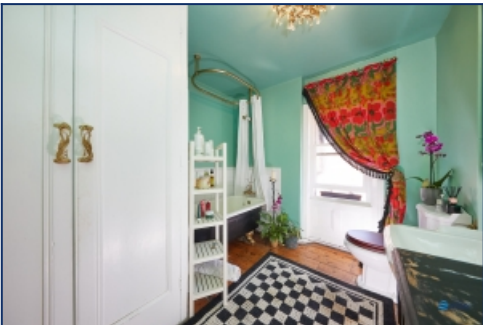
Back Communal Gardens



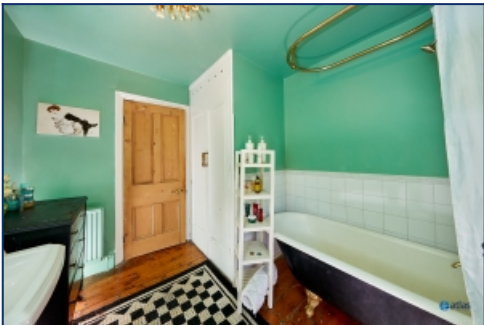
Back Communal Gardens
Back Communal Gardens



External



Bathroom



Bathroom

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.