

## Minster Court, Edge Hill, L7



**For Sale - £110,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: C
- An Attractive, Well-presented Home Offering Two Comfortable Bedrooms and One Modern Bathroom
- No Onward Chain, Ideal for Buyers Seeking a Smooth and Efficient Purchase Process
- Welcoming Entrance with Excellent Natural Light and Solid Wooden/Glass Internal Doors, Adding Both Style and Durability
- Generous Living Room Perfect for Relaxing or Entertaining, Complemented by Elegant Wooden Parquet Flooring for a Warm, Timeless Finish
- Well-Equipped Kitchen with a Practical Layout Featuring an Electric Hob, with Access to Gas Pipes Offering Potential for Future Upgrades If Desired
- Contemporary Bathroom Finished with Modern Fittings and Natural Marble Floor and Wall Tiles for a Premium, Luxurious Feel
- Two Well Proportioned Bedrooms Which Are Comfortable, Versatile Rooms Suitable for Sleeping, Working, or Additional Storage
- Conveniently Located at Minster Court Which Is Walking Distance to Local Amenities, Public Transport links, the Vibrant Heart of Liverpool Ideal for Commuters, Students, and City-centre Professionals
- 24-Hour Cctv & On-site Security Personnel Adding Privacy and Security in a Sought-After Residential Setting
- Enhanced Peace of Mind Within a Secure, Gated Community, Extensive Communal Gardens as Well as Well-maintained Outdoor Spaces for Residents to Enjoy

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 56 square metres / 597 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £110.00 per month
- Ground Rent: Peppercorn
- Security: CCTV
- Parking: Visitors, Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Cooker (Electric)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 14/12/1984 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 13/12/2983 (approx)
- Lease Term Remaining: 957 year(s) (approx)
- Service Charge: £110 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Proposed service charge for next financial year: £110.00 per calendar month. No restriction on pets or sub-letting.

## Description

Brought to the market by Atlas Estate Agents, this attractive and well-presented ground floor flat is located within the sought-after Minster Court development in Edge Hill, L7, and is offered for sale with no onward chain- ideal for buyers seeking a smooth and efficient purchase.

The accommodation is arranged over one level and briefly comprises a bright and welcoming entrance hall, enhanced by excellent natural light and stylish solid wooden and glazed internal doors, adding both character and durability. The generous reception room provides a superb space for relaxing or entertaining, featuring elegant wooden parquet flooring that creates a warm and timeless atmosphere.

The well-equipped kitchen offers a practical layout, complete with an electric hob and access to existing gas pipework, providing potential for future upgrades if desired. The contemporary bathroom is finished to a high standard, boasting modern fittings alongside luxurious natural marble tiling to both the floor and walls.

There are two well-proportioned bedrooms, offering comfortable and versatile spaces ideal for sleeping, home working, or additional storage, making the property well-suited to a variety of lifestyles.

Minster Court is conveniently positioned within walking distance of local amenities, excellent public transport links, and the vibrant heart of Liverpool, making it an ideal choice for commuters, students, and city-centre professionals. Residents benefit from 24-hour CCTV and on-site security personnel, ensuring added peace of mind within this secure, gated development. The property is further enhanced by extensive, well-maintained communal gardens, providing pleasant outdoor spaces for residents to enjoy.

This is a fantastic opportunity to acquire a stylish and conveniently located home within a popular residential setting.

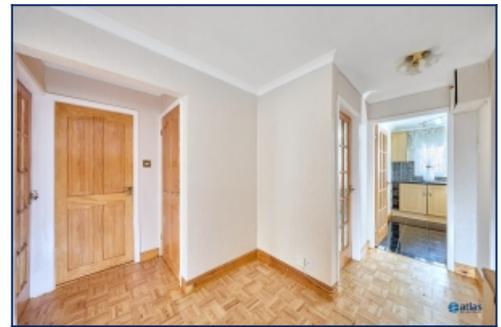
## Additional Images



Living Space



Entrance To Apartment Building



Hallway



Kitchen



Living Space



Bedroom One



Bedroom Two

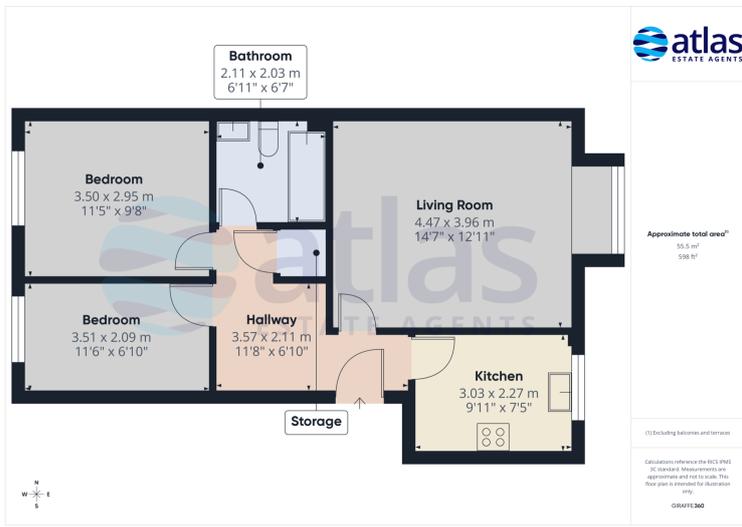


Back Elevation Of Build



Back Elevation Of Build

## Floor Plans



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