

Clay Cross Road, Woolton, L25



For Sale - £170,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain for a Smooth Purchase
- Bright Open-Plan Living and Dining Area
- Neatly Maintained Communal Garden
- Two Double Bedrooms
- Contemporary Fitted Bathroom
- Allocated Private Parking
- Peaceful Private Residential Close
- Short Walk to Woolton Village
- Nestled Beneath Andstone Quarry Walls
- Near Green Spaces and Calderstones School

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 69 square metres / 743 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £362 per quarter
- Parking: Allocated
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 22/08/1997 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 21/08/2996 (approx)
- Lease Term Remaining: 970 year(s) (approx)
- Service Charge: £362 per quarter
- Ground Rent: Peppercorn
- Leasehold Information: The property was originally leasehold but the leasehold was collectively purchased by the owners. Each of the 18 apartments now holds a share of the freehold and together employ a management company, with any owner eligible to act as a director. No ground rent is payable, and permission from the management company is required for both keeping pets and subletting.

Description

Brought to the market by Atlas Estate Agents, this stylish first-floor apartment on Clay Cross Road, Woolton, offers a wonderful opportunity for buyers seeking a modern home in one of South Liverpool's most desirable locations.

Beautifully presented and arranged across one well-planned level, the property welcomes you into a bright open-plan living and dining area - a versatile space ideal for relaxing, entertaining, or working from home. The sleek, contemporary kitchen is fully fitted with modern units and integrated appliances, making it as practical as it is attractive.

There are two generously sized double bedrooms, with one currently utilised as a home office, providing the flexibility to suit your lifestyle. A tastefully designed bathroom with a contemporary finish completes the internal accommodation.

Outside, the apartment benefits from private allocated parking, beautifully maintained communal gardens, while the property itself is tucked away within a peaceful private residential close, offering both tranquillity and convenience.

Perfectly positioned just a short stroll from the vibrant heart of Woolton Village, residents can enjoy a wide range of independent shops, cafés and restaurants, as well as access to nearby green spaces and the highly regarded Calderstones School.

Offered for sale with no onward chain, this is an ideal choice for first-time buyers, downsizers or investors looking for a smooth and straightforward purchase in a sought-after L25 location.

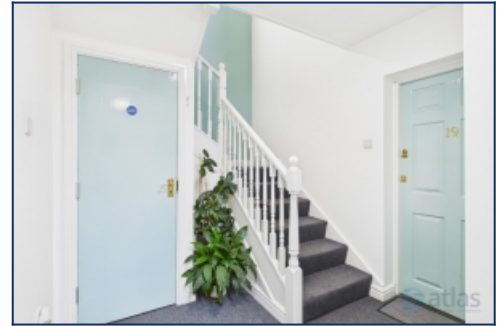
Additional Images



Lounge/Dining Area



External



Communal Hallway



Hallway Entrance



Lounge/Dining Area



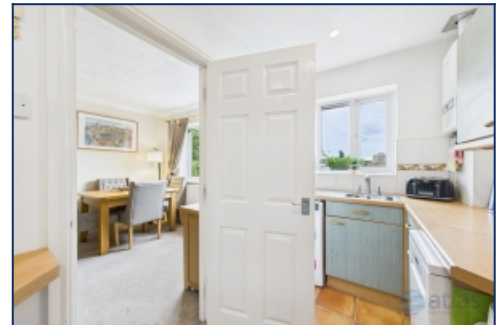
Lounge/Dining Area



Lounge/Dining Area



Lounge/Dining Area



Kitchen



Kitchen



Kitchen



Kitchen



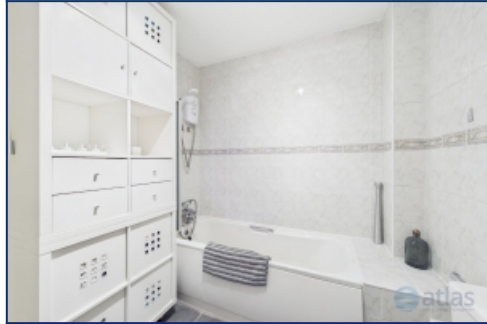
Hallway



Bedroom

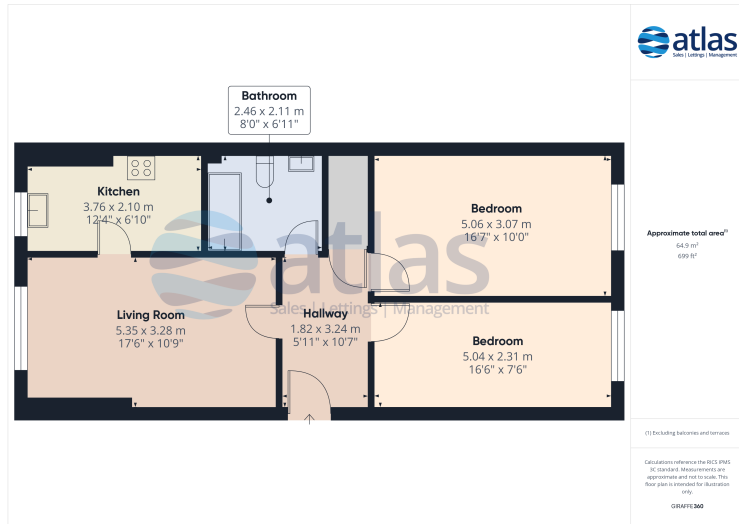


Bedroom



Bathroom

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.