

## Unsworth House, Friars Way, Broadgreen, L14



**For Sale - £185,000 Offers in the Region of**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: B
- Situated in a Highly Sought-After L14 Location
- Stylish Open-Plan Living, Kitchen and Dining Area
- Contemporary Fitted Kitchen with Integrated Appliances
- Beautifully Presented Ground Floor Apartment
- Two Generously Sized Double Bedrooms
- Modern Bathroom Featuring Both Bath and Separate Shower
- Allocated Off-Road Parking
- Well-Maintained Communal Gardens
- Within Easy Walking Distance of Broad Green Station

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 652 square feet / 61 square metres
- Council Tax Band: B
- Local Authority: Knowsley Metropolitan Borough Council
- Service Charge: £1,100 per annum
- Ground Rent: £150 per annum
- Parking: Allocated
- Outside Space: Communal Gardens
- Appliances/White Goods: Electric Oven (Double), Fridge, Freezer, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2017 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/2015 (approx)
- Lease Term Remaining: 989 year(s) (approx)
- Service Charge: £1,100 per annum
- Ground Rent: £150 per annum
- Leasehold Information: Ground rent is £150 subject to 10 year review from 2017

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented ground floor apartment is located in the highly sought-after Unsworth House, Broadgreen, L14. Offering a perfect blend of modern comfort and stylish design, this home is ideal for those seeking convenient, single-level living in a desirable residential setting.

The accommodation is arranged over one floor and features a bright, open-plan living, kitchen and dining area, designed with both relaxation and entertaining in mind. The contemporary fitted kitchen comes complete with integrated appliances, providing a sleek and functional space at the heart of the home.

There are two generously sized double bedrooms, each thoughtfully decorated and offering ample room for storage and comfort. The modern bathroom is finished to a high standard and features both a bath and separate shower, creating a truly luxurious space to unwind.

Outside, residents benefit from allocated off-road parking and access to well-maintained communal gardens, offering a pleasant setting to enjoy the outdoors.

Perfectly positioned within easy walking distance of Broad Green Station, the apartment offers excellent transport links to the city centre and beyond, along with a wealth of local amenities nearby.

A stylish and convenient home that's ready to move straight into — early viewing is highly recommended.

## Additional Images



External



Hallway



Lounge



Lounge



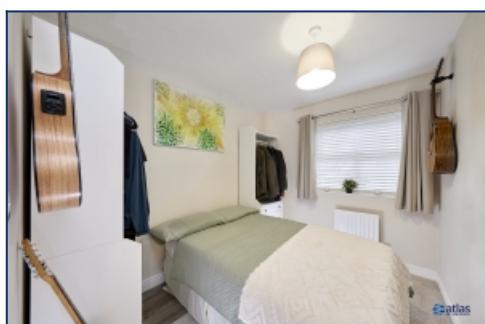
Kitchen/Dining Area



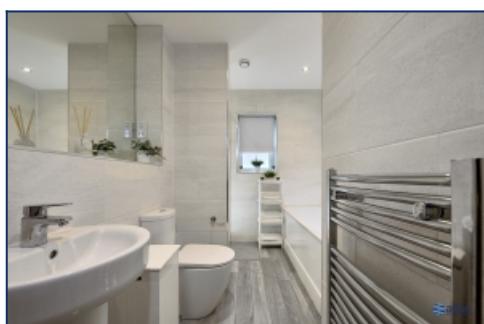
Kitchen



Hallway



Bedroom



Bathroom



Allocated Parking



Allocated Parking

## 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.