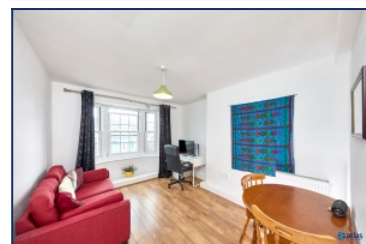


Wavertree Gardens, Wavertree, L15



For Sale - £100,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Generously Sized Reception Room with a Charming Bay Window
- Modern Kitchen with Integrated Oven and Hob
- Two Double Bedrooms with Fitted Carpet
- Bathroom with Bath and Overhead Shower
- Convenient On-Site Car Parking
- Available with No Onward Chain

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 46 square metres / 496 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £75.00 per month
- Ground Rent: £100 per year
- Parking: Communal
- No. of Parking Spaces: 1
- Heating/Energy: Double Glazing
- Appliances/White Goods: Cooker (Gas), Oven (Electric)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 21/12/2001 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 20/12/3000 (approx)
- Lease Term Remaining: 974 year(s) (approx)
- Service Charge: £75 per calendar month
- Ground Rent: £100 per annum
- Leasehold Information: The whole of the building is leased from Liverpool City Council.

No restrictions on keeping pets.

No known restrictions on sub-letting (both short and long term).

Proposed service charge for the next financial year is the same.

No proposed or ongoing major works that may impact the service charge.

No known mechanism for the ground rent to increase during the lease term.

Ground rent is collected on their behalf by a company called Estates & Management Ltd, Berkeley House, 304 Regents Park Road, London N3 2JX

Description

Brought to the market by Atlas Estate Agents, this delightful apartment in the heart of Wavertree Gardens, Wavertree, L15, offers a perfect blend of comfort and convenience. Situated on the second floor, the accommodation is thoughtfully arranged over a single floor, making it ideal for those seeking practical living without compromise.

The generously sized reception room is a true highlight, bathed in natural light from a charming bay window, creating a warm and inviting atmosphere perfect for relaxing or entertaining. The modern kitchen is fitted with an integrated oven and hob, combining style with functionality for everyday cooking.

Two double bedrooms, both featuring fitted carpets, provide cosy and restful spaces, while the bathroom is complete with a bath and overhead shower, catering to both relaxation and practicality.

Additional benefits include convenient on-site car parking and the significant advantage of no onward chain, allowing for a smooth and straightforward purchase. This apartment presents a rare opportunity to secure a comfortable, well-appointed home in a sought-after location.

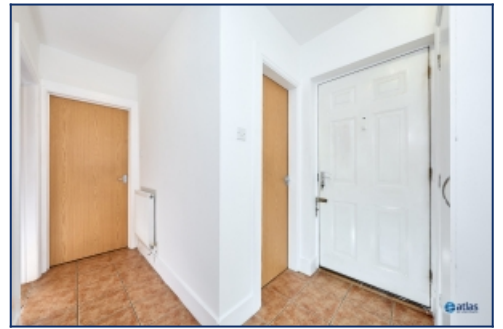
Additional Images



Entrance



Kitchen



Hallway



Hallway



Bedroom 1



Bedroom 2



Parking



Parking

Floor Plans



Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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.