

## Heald Street, Garston, L19



**For Sale - £115,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- Bright and Spacious Open-Plan Kitchen and Reception Room with a Contemporary Finish and an Abundance of Natural Light
- Two Generously Proportioned Double Bedrooms Featuring Skylights and Soft Fitted Carpets
- Stylish Modern Bathroom Complete with a Full-Sized Bath and Overhead Shower
- Allocated Off-Street Parking Space
- Situated on the Top Floor Offering Added Privacy and Elevated Views
- Ideally Positioned Close to a Wide Range of Local Amenities, Including Supermarkets and Liverpool South Parkway Station
- Secure Audio Intercom Entry System for Added Peace of Mind

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 55 square metres / 593 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £218.00 per month
- Ground Rent: £100 per year
- Security: Intercom (Audio Only), Intercom (Video)
- Parking: Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic), Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2005 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 31/12/2154 (approx)
- Lease Term Remaining: 128 year(s) (approx)
- Service Charge: £218 per calendar month
- Ground Rent: £100 per annum
- Leasehold Information: If the service charge is higher than normal, is there a particular reason for this and are there any plans for it to reduce in the future? Higher than last year with an increase of £32. This is due to major roof repairs. Partially carried out in 2025 and to be completed within 2026. There has also been a fire provision safety work added to cover any assessments.

Any proposed or ongoing major works that may impact the service charge: Yes, further roof repairs planned to take place this year

## Description

Brought to the market by Atlas Estate Agents, this beautifully presented second-floor apartment on Heald Street offers stylish contemporary living in the heart of the ever-popular L19 postcode. Thoughtfully designed and arranged across a single floor, the property combines modern finishes with bright, airy interiors to create a home perfectly suited to first-time buyers, professionals, or investors alike.

At the heart of the apartment is a stunning open-plan kitchen and reception space, flooded with natural light and finished to a high contemporary standard. The generous layout creates an inviting atmosphere ideal for both relaxing and entertaining, while elevated top-floor positioning enhances the sense of privacy and provides pleasant rooftop views across the surrounding area.

The property boasts two spacious double bedrooms, each beautifully appointed with soft fitted carpets and charming skylights that bathe the rooms in daylight, adding warmth and character throughout. A sleek modern bathroom completes the accommodation, featuring a full-sized bath with an overhead shower and elegant fixtures for a refined finish.

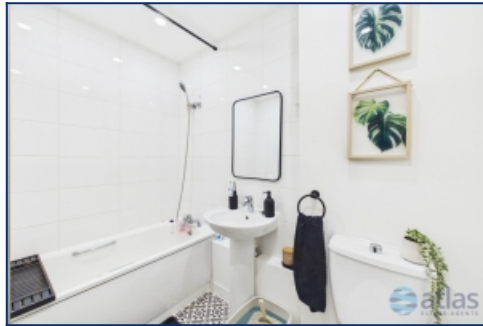
Further benefits include a secure audio intercom entry system, allocated off-street parking, and an enviable location close to an excellent selection of local amenities. Supermarkets, shops, cafés, and excellent transport links are all within easy reach, including Liverpool South Parkway railway station, making commuting across the city and beyond remarkably convenient.

Offering a superb blend of comfort, style, and practicality, this impressive top-floor apartment presents an exceptional opportunity to acquire a modern home in one of South Liverpool's most well-connected residential locations.

## Additional Images



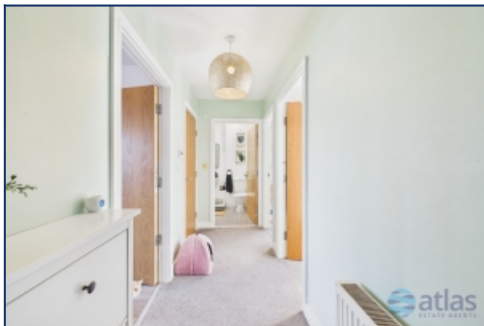
Bedroom Two



Bathroom



Entrance



Entrance Hallway



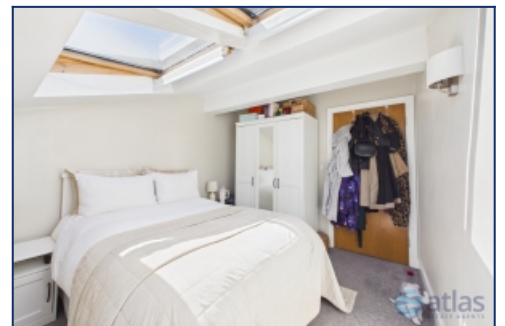
Living Space



Dining Space



Kitchen



Bedroom One



Bedroom Two



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](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://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.