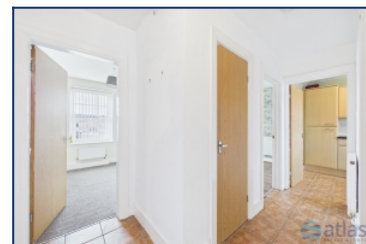


Wavertree Gardens, Abbeygate Apartments, Wavertree, L15



For Sale - £130,000 Offers in the Region of

Key Features

- 3 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Bright and Welcoming Entrance Hallway
- Spacious Living Room with a Charming Bay Window
- Modern Separate Kitchen with Integrated Appliances
- Three Well-Proportioned Double Bedrooms
- Contemporary Family Bathroom
- Gated Allocated Parking in a Popular Residential Location

Further Details

- Tenure: Leasehold
- Floor: 3 (no lift)
- No. of Floors: 1
- Floor Space: 56 square metres / 602 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £75.00 per month
- Ground Rent: £100 per year
- Parking: Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Double Glazing
- Appliances/White Goods: Cooker (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: Current service charge paid around 8th of each month.

Description

Brought to the market by Atlas Estate Agents, this spacious three-bedroom apartment on Wavertree Gardens, Wavertree, L15, presents an excellent opportunity for those seeking well-proportioned accommodation in a popular residential location. Situated on the third floor and offered for sale with no

onward chain, the property is ideal for a range of buyers.

The apartment opens into a bright and welcoming entrance hallway, providing access to all principal rooms. The generous reception room is positioned to the front and features a charming bay window, creating a light and inviting space for relaxing and entertaining.

The separate modern kitchen is fitted with a range of units and integrated appliances, offering a practical and stylish space for everyday cooking. There are three well-proportioned double bedrooms, providing excellent flexibility for families, guests or those working from home, while the contemporary family bathroom completes the accommodation.

Externally, the property benefits from gated allocated parking, adding further convenience and peace of mind. With its generous room sizes, modern kitchen, third-floor position and desirable location, this is an appealing apartment that is well worth viewing.

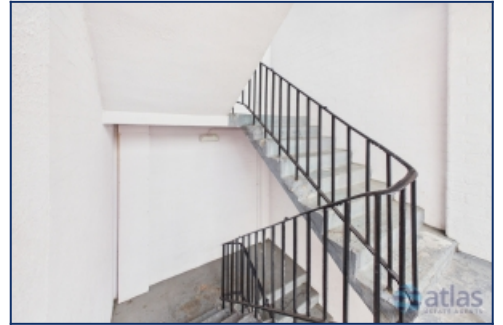
Additional Images



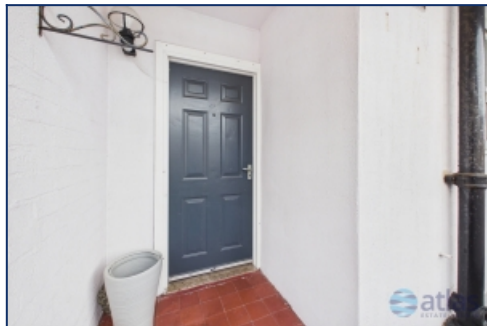
Kitchen



Bathroom



Communal Entrance Hallway



Entrance



Kitchen



Reception Room



Bedroom One



Bedroom One



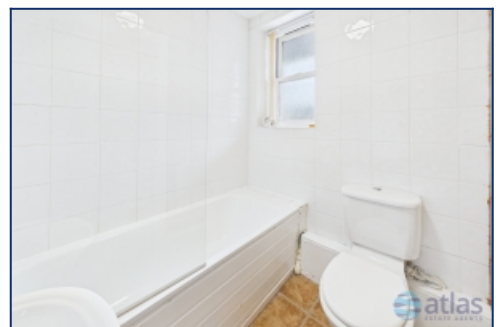
Bedroom Two



Bedroom Three



Bedroom Three



Bathroom

Floor Plans



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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.