

## Woodvale Road, Woolton, L25



## For Sale - £90,000 Offers Over

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: E
- Highly Sought-after Woolton Location (L25)
- No Onward Chain
- Spacious Lounge
- Contemporary Fitted Kitchen
- Double Bedroom and Versatile Second Bedroom
- Modern Bathroom
- Secure Audio Intercom Access
- Communal Parking Available

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 495 square feet / 46 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £3,986 per annum
- Ground Rent: £25 per annum
- Security: Intercom (Audio Only)
- Parking: Off Street, Communal
- Outside Space: Communal Gardens

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 30/09/1996 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 29/09/2995 (approx)
- Lease Term Remaining: 970 year(s) (approx)
- Service Charge: £3,986 per annum
- Ground Rent: £25 per annum

### Description

Nestled in the highly sought-after Woolton area, this charming ground-floor apartment on Woodvale Road is brought to the market by Atlas Estate Agents, offering a perfect blend of comfort and convenience.

Step inside to discover a spacious and inviting lounge, ideal for relaxing or entertaining. The contemporary fitted kitchen is thoughtfully designed, offering ample storage and modern appliances, making it a joy for any home cook. The accommodation is arranged over one floor, providing an effortless flow throughout.

The apartment boasts two well-proportioned bedrooms – a generously sized double and a versatile second bedroom, perfect for a home office, guest room, or additional living space. A modern bathroom completes the accommodation, featuring quality fixtures and fittings.

Further enhancing the appeal of this delightful home is the secure audio intercom access, providing peace of mind, while communal parking ensures convenience for residents. With no onward chain, this property offers an attractive opportunity for first-time buyers, downsizers, or investors alike.

Situated in one of Woolton’s most desirable postcodes, this apartment combines a prime location with modern living – a truly appealing prospect not to be missed.

### Additional Images



Hallway



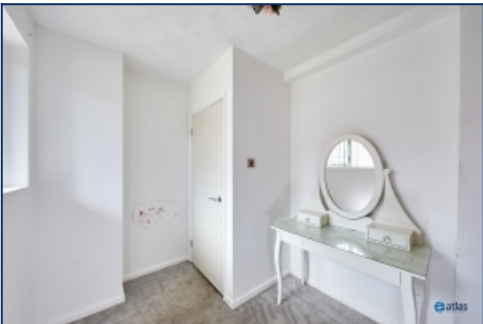
Lounge



Lounge



Kitchen



Bedroom

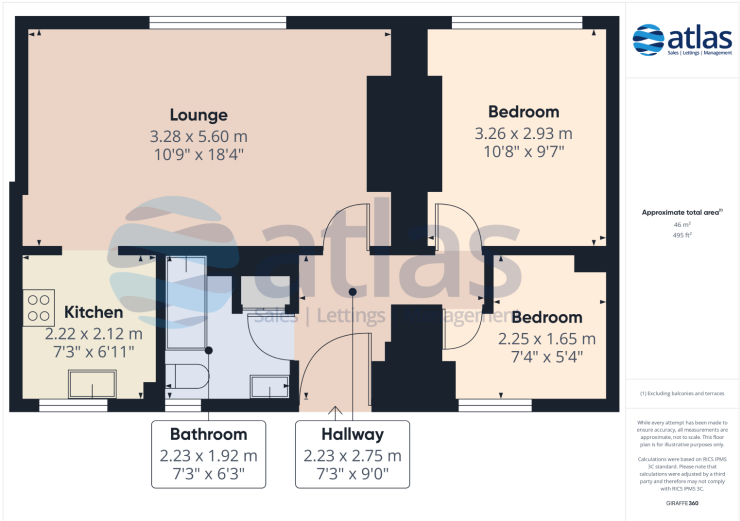


Bathroom



Communal

### 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.