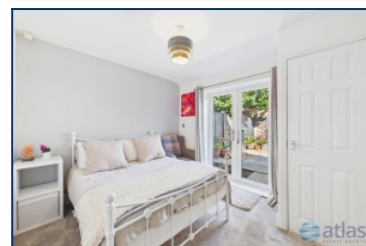


## Wavertree Nook Road, Wavertree, L15



**For Sale - £190,000 Offers in the Region of**

### Key Features

- 2 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: C
- Cosy Reception Room with Fitted Carpet Throughout Property
- Stylish Kitchen with Integrated Appliances
- Two Well-Appointed Bedrooms
- Modern Shower Room
- Double Glazing Throughout
- Boarded Loft with Ladder for Convenient Access and Storage
- Convenient On-Street Parking
- Situated in the Sought-After Conservation Area of Wavertree Garden Suburb, L15
- Private Exterior Garden Patio

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 56 square metres / 603 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Ground Rent: Peppercorn
- Parking: On Street
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge/Freezer, Washing Machine

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2006 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3004 (approx)
- Lease Term Remaining: 978 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: No ground rent or service charges.

Share of the freehold. All five owners of the two buildings at 47A and 47B, together with 49-51 Wavertree Nook Road, formed Wavertree Nook Road Management Ltd in 2016 when the freehold was offered to them.

Building insurance is apportioned according to each apartment's

percentage of the overall floor area, as stated in the agreement. Roof costs and external maintenance are divided equally at 1/5 each. Internal maintenance of the communal areas serving Flats 1, 2 and 3 is shared equally at 1/3 each, with communal electricity also payable for the shared hallway. These arrangements are outlined in the LEP1 agreement.

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

## Description

Brought to the market by Atlas Estate Agents, this well-presented two bedroom ground floor garden flat on Wavertree Nook Road offers comfortable and convenient living in the sought-after Wavertree Garden Suburb, L15 area.

Arranged over one floor, the property features a cosy reception room with fitted carpet, creating a welcoming space to relax and unwind. The stylish kitchen is fitted with integrated appliances, while two well-appointed bedrooms provide versatile accommodation. A modern shower room completes the interior.

Further benefits include double glazing throughout and a boarded loft with a ladder, providing valuable additional storage. Convenient on-street parking adds to the practicality of this appealing home, making it an excellent opportunity for first-time buyers, couples or investors alike.

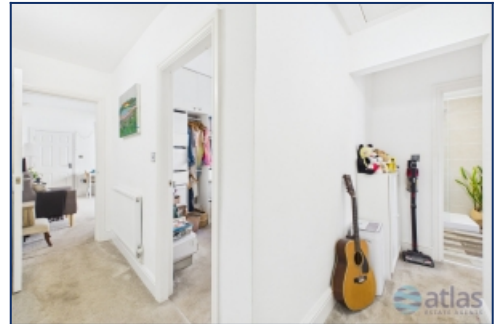
## Additional Images



Kitchen



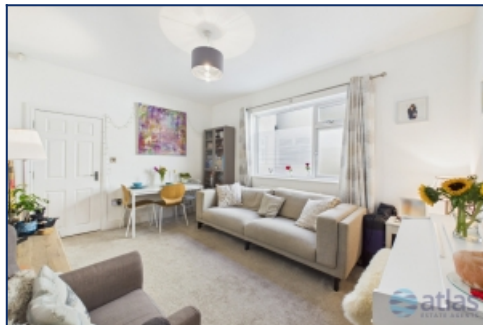
Hallway



Hallway



Reception Room



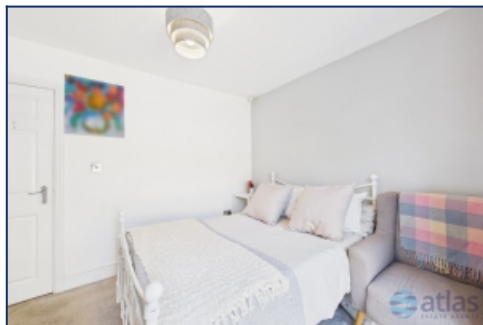
Reception Room



Kitchen



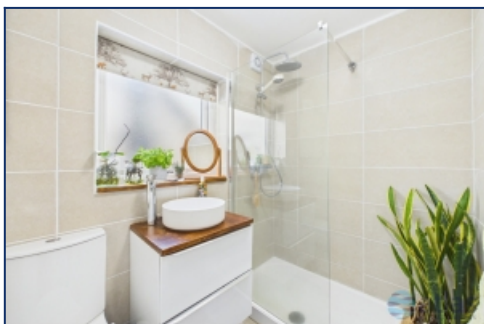
Kitchen



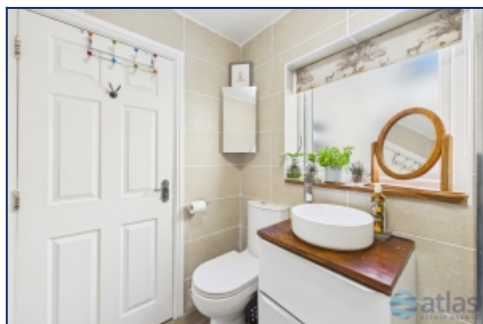
Bedroom One



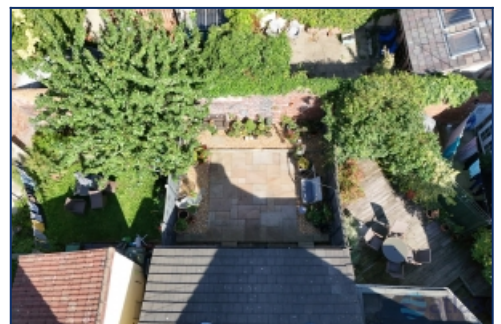
Bedroom Two



Shower Room



Shower Room



Aerial View Of Garden



Garden Patio

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.