

## James Road, Woolton, L25



**For Sale - £120,000 Offers in Excess of**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Offered for Sale with No Onward Chain
- Well-Presented Top Floor Apartment
- Spacious Open-Plan Kitchen and Living Area
- Contemporary Fitted Kitchen with Integrated Appliances
- Generously Sized Double Bedroom
- Stylish Modern Bathroom with Bath and Overhead Shower
- Allocated Off-Street Parking Space with Additional Visitor Parking
- Sought-After L25 Woolton Location
- Ideally Positioned Within Walking Distance of Woolton Village and Its Amenities

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 427 square feet / 40 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £89 per calendar month
- Ground Rent: £25 per annum
- Security: Intercom (Audio Only)
- Parking: Visitors, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 12/03/1981 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 11/03/2980 (approx)
- Lease Term Remaining: 954 year(s) (approx)
- Service Charge: £89 per calendar month
- Ground Rent: £25 per annum

### Description

Brought to the market by Atlas Estate Agents, this well-presented one-bedroom apartment offers stylish and contemporary living in the heart of Woolton, L25. Situated on the second floor of a modern development, the accommodation is arranged over one level and is offered for sale with no onward chain, making it an ideal choice for first-time buyers, downsizers, or investors alike.

Step inside and you'll find a welcoming open-plan kitchen and reception space, thoughtfully designed to maximise both light and flow. The contemporary fitted kitchen comes complete with integrated appliances and ample storage, while the adjoining living area offers plenty of room for both dining and relaxing. The property also boasts a generously sized double bedroom and a sleek, modern bathroom featuring a bath with overhead shower — perfect for unwinding after a long day.

Outside, the apartment benefits from an allocated off-street parking space, with additional visitor parking available. Set in a sought-after Woolton location, James Road is ideally positioned within walking distance of Woolton Village and its excellent selection of shops, cafés, and restaurants, as well as transport links and green spaces.

A bright, low-maintenance home in a prime location, this top-floor apartment is ready to move into and enjoy.

## Additional Images



Kitchen



Kitchen



Bedroom



Bathroom

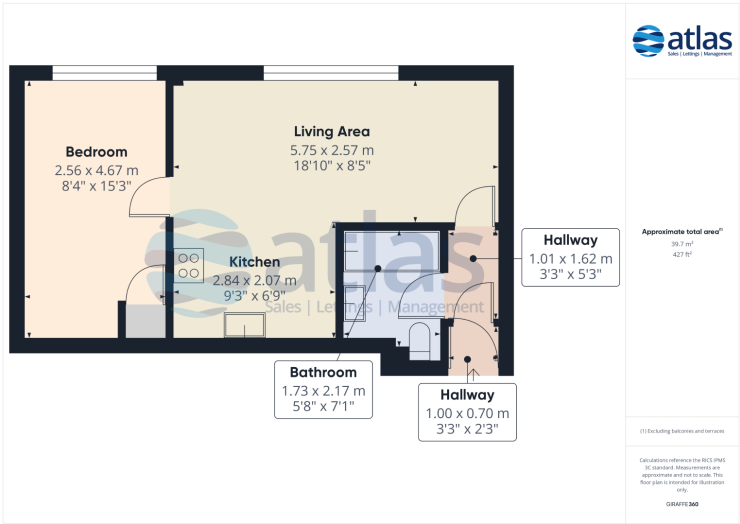


Bathroom



External

## Floor Plans



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