

## Grassendale Road, Grassendale, L19



**For Sale - £100,000**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Exclusive Development for Residents Aged 55 and Over
- Convenient Lift Access to All Floors
- Offered for Sale with No Onward Chain
- Comfortable and Inviting Lounge
- Double Bedroom and Versatile Second Bedroom
- Excellent Scope for Personalisation and Improvement
- Contemporary Shower Room
- Well-Appointed and Practical Kitchen
- Situated in the Highly Sought-After Area of Grassendale
- Ideally Located Within Walking Distance of Cressington Train Station

### Further Details

- Tenure: Leasehold
- Floor: 1 (with lift access)
- No. of Floors: 1
- Floor Space: 551 square feet / 51 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £282.55 per month
- Ground Rent: Peppercorn
- Parking: Allocated
- Outside Space: Communal Gardens

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 25/12/1983 (approx)
- Original Lease Term: 99 year(s)
- Lease Expiry Date: 24/12/2082 (approx)
- Lease Term Remaining: 56 year(s) (approx)
- Service Charge: £283 per calendar month
- Ground Rent: Peppercorn

### Description

Brought to the market by Atlas Estate Agents, this delightful two-bedroom apartment offers an excellent opportunity to secure a home within an exclusive development for residents aged 55 and over, located on the ever-popular Grassendale Road, L19.

Set on the first floor with the benefit of lift access to all levels, the accommodation is thoughtfully arranged across one level, providing both comfort and convenience in equal measure. Upon entering, you are welcomed by a spacious and inviting lounge — a perfect setting for relaxation or entertaining. The well-appointed kitchen offers ample storage and workspace, combining practicality with the potential for modernisation to suit individual tastes.

The apartment features a generous double bedroom and a second single bedroom, each offering plenty of natural light and flexibility of use, alongside a contemporary shower room designed with accessibility and ease of use in mind.

White goods are included in the sale and are presented in excellent, near-new condition.

Externally, the development enjoys well-maintained communal areas, a peaceful atmosphere, and parking available on a first-come, first-served basis for residents. There is also an on-site laundrette with washers and dryers, conveniently included within the service charge.

Ideally situated within walking distance of Cressington Train Station and a range of local amenities, this apartment offers both independence and convenience in a tranquil suburban location.

Offered for sale with no onward chain, this is a wonderful opportunity to acquire a comfortable home in one of Grassendale's most sought-after developments.

## Additional Images



Communal Area



Hallway



Lounge



Kitchen



Hallway

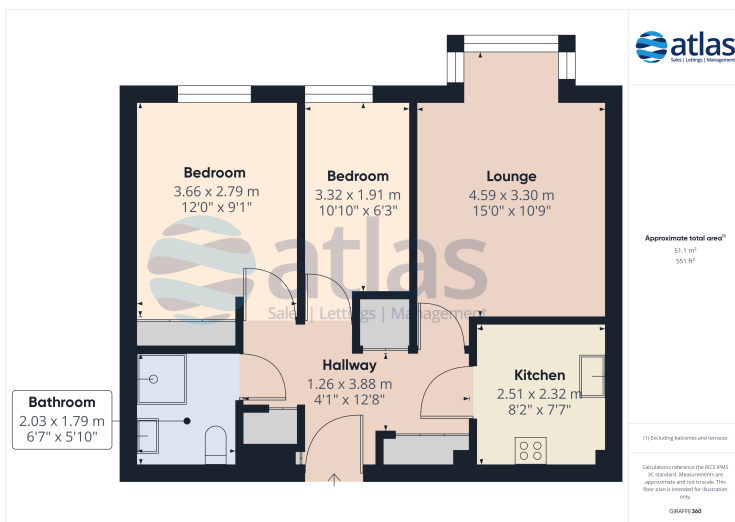


Bedroom



External

## 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.