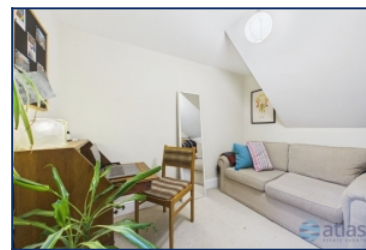
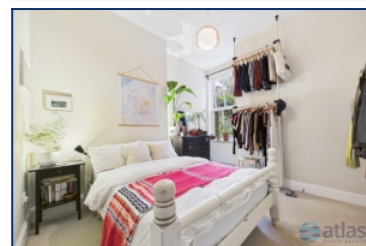


Croxteth Road, Princes Park, L8



For Sale - £175,000 Offers Over

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: D
- Bright and Welcoming Entrance Hallway
- Spacious Living Area with Large Sash Windows
- Living Space Flowing Seamlessly Into the Modern Fitted Kitchen
- Stylish Kitchen with Integrated Appliances
- Cosy and Comfortable Main Double Bedroom
- Further Well-Proportioned Second Bedroom
- Contemporary Bathroom with Modern Fittings
- Private Parking Space
- Communal Patio and Gardens Surrounded by Established Greenery
- Offered with No Onward Chain

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 56 square metres / 603 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £81.00 per month
- Ground Rent: £150 per year
- Parking: Off Street, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge

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: £81 per calendar month
- Ground Rent: £150 per annum
- Leasehold Information: No restrictions on sub-letting (both short and long term) with prior permission from management company.

No restrictions on keeping pets.

Lease Expiry Date: 31/12/3004 (approx)

Lease Term Remaining: 978 year(s) (approx)

Description

Brought to the market by Atlas Estate Agents, this beautifully presented two-bedroom ground-floor flat is situated on Croxteth Road in the popular Princes Park area, L8. Offered with no onward chain, blending characterful features with contemporary finishes, the property offers stylish and comfortable accommodation arranged entirely over one floor.

Upon entering, a bright and welcoming hallway with large storage area leads through to the main living accommodation. The spacious reception room is a particular highlight, with large feature sash windows allowing an abundance of natural light to fill the space while adding plenty of character and charm.

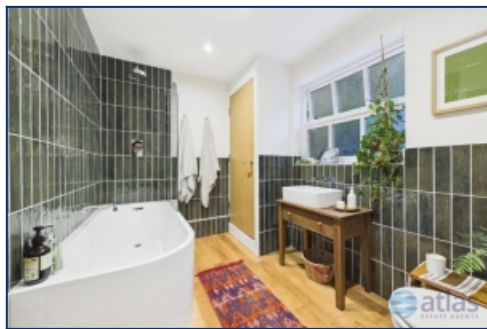
The living area flows seamlessly into a modern fitted kitchen, creating a sociable and practical layout ideal for both everyday living and entertaining. The stylish kitchen is well equipped with integrated appliances, ample storage and contemporary finishes.

The property offers two well-proportioned bedrooms, including a cosy and comfortable main double bedroom and a further second bedroom offering flexibility for guests, a home office or additional living space. Completing the internal accommodation is a contemporary bathroom finished with high-end modern fittings, solid oak flooring and new, highly efficient boiler.

Outside, a private parking space is found beside the attractive communal patio and established gardens, surrounded by mature greenery and providing a pleasant outdoor space in which to relax.

Combining generous proportions, original character and modern interiors with the convenience of ground-floor living, this appealing property presents a fantastic opportunity for buyers looking for a stylish home in the sought-after Princes Park area.

Additional Images



Bathroom



Communal Gardens



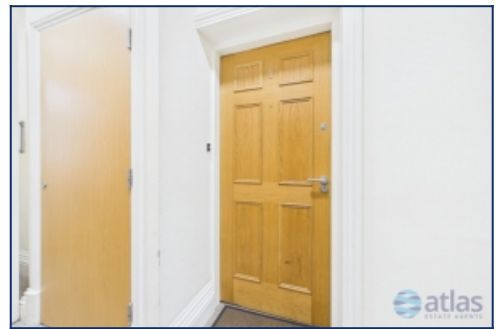
Front Elevation



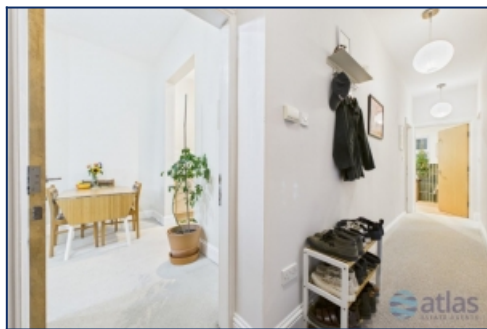
Communal Parking



Communal Entrance



Entrance



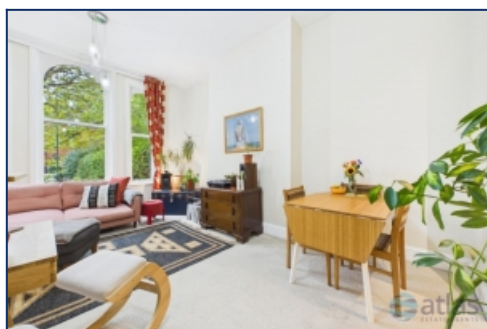
Hallway



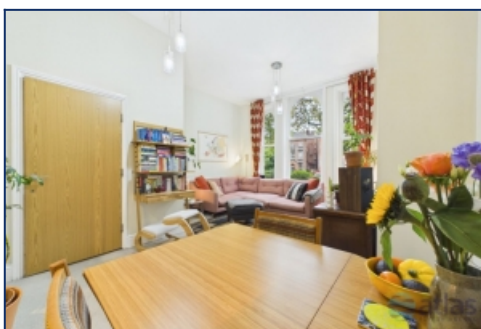
Storage



Living Space



Living Space



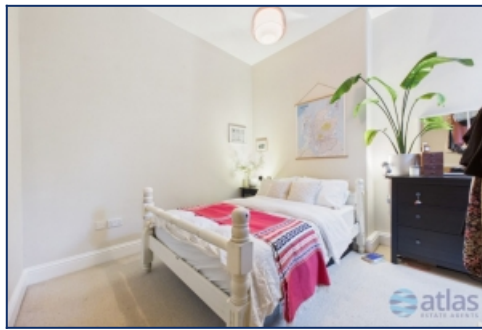
Dining/Living Space



Kitchen



Kitchen



Bedroom One



Bedroom One Feature



Bedroom Two



Bathroom



Rear Elevation



Patio



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.