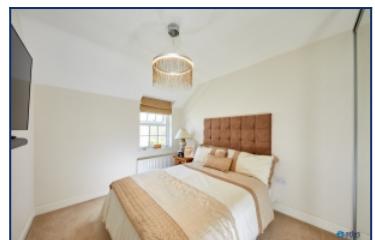


## Friars Way, Broadgreen, L14



For Sale - £165,000 Offers Over

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: B
- Offered with No Onward Chain
- Spacious Open Plan Living and Kitchen Area
- Stylish Modern Kitchen with Integrated Appliances
- Two Generously Sized Double Bedrooms
- Contemporary Bathroom with Separate Bath and Walk-In Shower
- Convenient Storage Cupboard Off the Hallway
- Allocated Residents' Parking Space
- Secure Audio Intercom Entry System
- Sought-After L14 Location
- Double Glazing and Efficient Gas Central Heating

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Council Tax Band: B
- Local Authority: Knowsley Metropolitan Borough Council
- Service Charge: £98 per calendar month
- Ground Rent: £50 per annum
- Security: Intercom (Audio Only)
- Parking: Off Street, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Microwave, Fridge/Freezer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2007 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 31/12/2256 (approx)
- Lease Term Remaining: 230 year(s) (approx)
- Service Charge: £98 per calendar month
- Ground Rent: £50 per annum
- Leasehold Information: The repayment loan for the share of leasehold is £65 monthly.

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented two-bedroom apartment is perfectly positioned on the second floor of a well-maintained development in Friars Way, Broadgreen, L14. With spacious, light-filled interiors and a modern layout, this property offers contemporary living in

a highly desirable location – and is offered with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or savvy investors.

Step inside and you're welcomed by a generous open plan reception room and kitchen, where large windows and neutral tones create a bright and airy ambiance. The stylish modern kitchen is fully equipped with integrated appliances and sleek cabinetry, ideal for both everyday living and entertaining.

The apartment boasts two generously sized double bedrooms, each offering ample space and versatility, while the contemporary bathroom is a standout feature – thoughtfully designed with a separate bath and a luxurious walk-in shower. A convenient storage cupboard is tucked off the hallway, keeping the space practical and clutter-free.

Additional benefits include double glazing, efficient gas central heating, a secure audio intercom entry system, and an allocated residents' parking space, all contributing to a comfortable and secure lifestyle.

Located in the ever-popular L14 area of Broadgreen, the apartment is within easy reach of local amenities, excellent transport links, and green open spaces, providing the perfect balance of convenience and tranquillity.

A superb opportunity to acquire a well-appointed home in a sought-after setting – early viewing is highly recommended.

## Additional Images



External



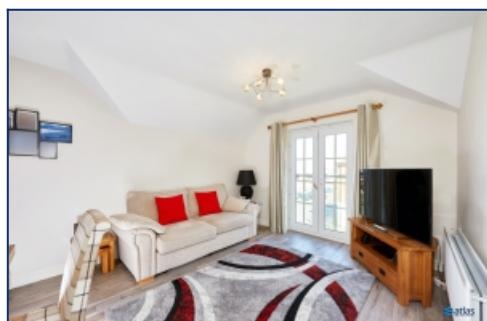
Hallway



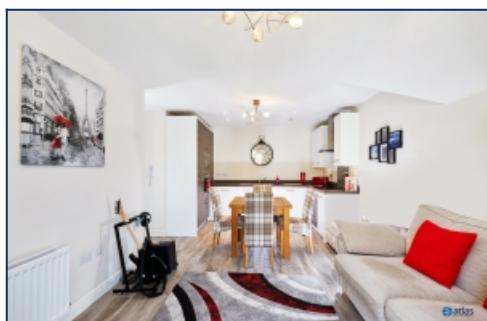
Kitchen



Kitchen/Living Area



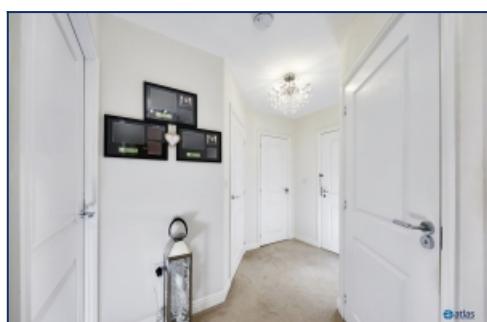
Lounge



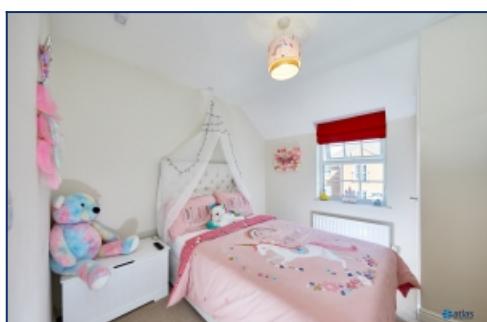
Lounge/Kitchen



Lounge/Kitchen



Hallway



Bedroom

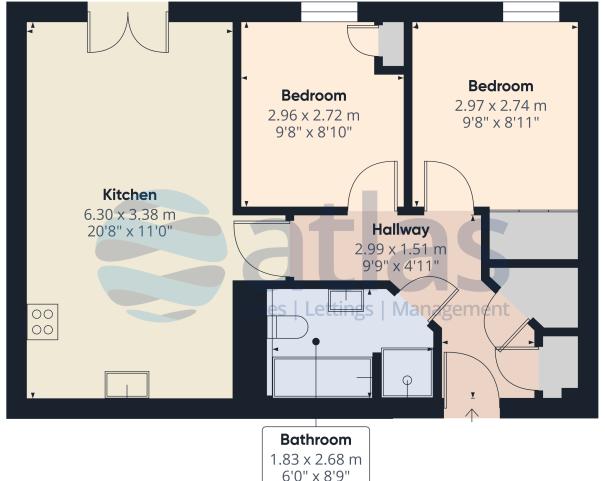


Entrance Gate



Allocated Parking

## Floor Plans



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Approximate total area  
52.63 m<sup>2</sup>  
566.5 ft<sup>2</sup>

(1) Excluding balconies and terraces  
Units are approximate. We have made every effort to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on ETSI/PMSA (C-  
standard)  
GRAPHITE 360

Tel: 0151 727 2469  
Fax: 0151 727 4943

**Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN**

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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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.