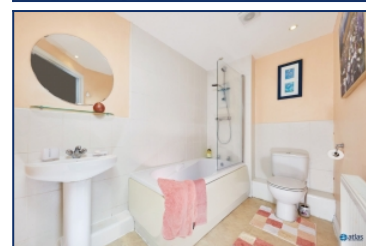


## Bethel Grove, Sefton Park, L17



**For Sale - £140,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain for a Hassle-free Purchase
- Spacious Corner Plot with Abundant Natural Light
- Contemporary Kitchen with Integrated Appliances
- Sleek Modern Bathroom Featuring a Bath and Overhead Shower
- Convenient Hallway Storage
- Two Generously Sized Double Bedrooms
- Allocated Off-street Parking
- Access to a Beautifully Maintained Communal Garden
- Short Walk to Sefton Park
- Sought-after L17 Location with Excellent Nearby Amenities

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 633 square feet / 59 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £1,332 per annum
- Security: Intercom (Audio Only)
- Parking: Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Fridge/Freezer, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2003 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3001 (approx)
- Lease Term Remaining: 976 year(s) (approx)
- Service Charge: £1,332 per annum
- Ground Rent: Peppercorn

### Description

Spacious & Stylish Ground-Floor Apartment in Sought-After L17

Atlas Estate Agents proudly present this bright and modern ground-floor apartment, perfectly positioned on a generous corner plot in the desirable Bethel Grove, L17. With an abundance of natural light and a thoughtfully designed layout, this home offers both comfort and convenience in a prime Sefton Park

location.

Step inside to discover a welcoming reception room, ideal for relaxing or entertaining. The contemporary kitchen is well-appointed with sleek integrated appliances, while the stylish bathroom features a bath with an overhead shower. Two generously sized double bedrooms provide ample space, complemented by convenient hallway storage.

With no onward chain, this property offers a hassle-free purchase. Residents also benefit from allocated off-street parking and access to a beautifully maintained communal garden—a peaceful retreat just moments from home.

Situated just a short walk from the stunning Sefton Park and surrounded by excellent local amenities, this fantastic apartment is a rare opportunity in a highly sought-after area.

Early viewing is highly recommended—contact Atlas Estate Agents today.

Additional Images



Bedroom



Hallway



Lounge



Lounge



Kitchen



Hallway

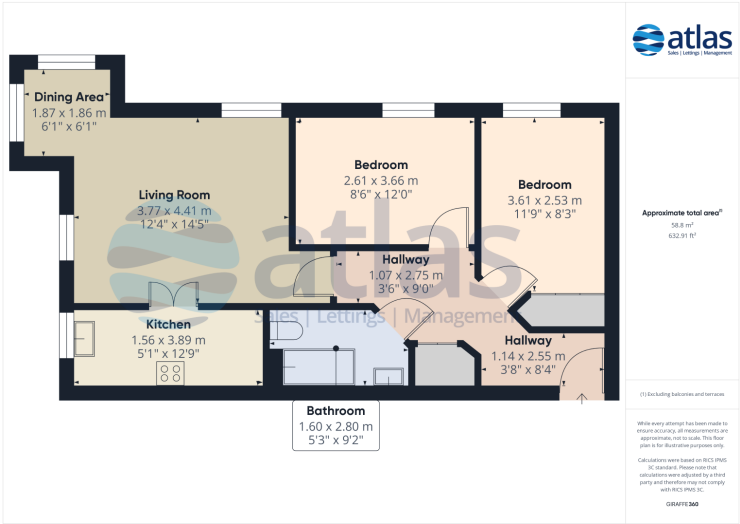


Communal Parking



Back Communal Gardens

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.