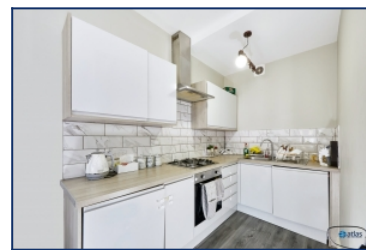
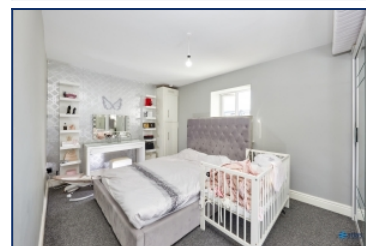
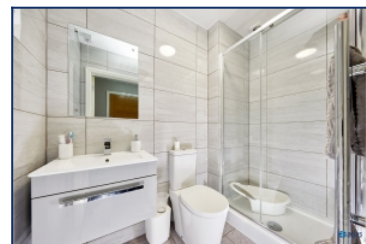


Derby Lane, Regency Court, Old Swan, L13



For Sale - £90,000 Offers Over

Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain, Ensuring a Smooth and Hassle-free Purchase
- Located in the Sought-after Old Swan, L13 Area
- Stylish Open-plan Living and Kitchen Area, Perfect for Modern Living
- Bright and Airy Lounge Featuring Large Windows for Ample Natural Light
- Contemporary Kitchen with High-quality Integrated Appliances
- Generously Sized Double Bedroom Offering Comfort and Space
- Sleek Modern Bathroom with a Luxurious Walk-in Shower
- Allocated Parking for Added Convenience
- Access to a Well-maintained Communal Garden

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 477 square feet / 44 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £100 per calendar month
- Ground Rent: £240 per annum
- Security: Intercom (Audio Only)
- Parking: Allocated
- Heating/Energy: Double Glazing
- Appliances/White Goods: Electric Cooker, Gas Hob, Fridge, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 08/04/2019 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 07/04/2144 (approx)
- Lease Term Remaining: 118 year(s) (approx)
- Service Charge: £100 per calendar month
- Ground Rent: £240 per annum

Description

Stylish First-Floor Apartment in the Heart of Old Swan

Brought to the market by Atlas Estate Agents, this beautifully presented one-bedroom apartment is a fantastic opportunity for first-time buyers and investors alike. Nestled in the ever-popular Derby Lane, Old Swan, L13, this contemporary home offers stylish and convenient living in a vibrant

neighbourhood.

Stepping inside, you are welcomed into a bright and airy reception room, where large windows bathe the space in natural light, creating a warm and inviting atmosphere. The open-plan kitchen and living area is perfect for modern living, boasting a sleek, contemporary kitchen with high-quality integrated appliances.

The generously sized double bedroom provides both comfort and space, while the elegant bathroom features a luxurious walk-in shower, adding a touch of indulgence to your daily routine.

This fantastic home also benefits from allocated parking for added convenience and access to a well-maintained communal garden, offering a peaceful outdoor retreat.

With no onward chain, this property ensures a smooth and hassle-free purchase. Located in the heart of Old Swan, L13, it is within easy reach of excellent local amenities, transport links, and green spaces.

Don't miss the chance to make this stylish apartment your own—viewing is highly recommended!

Additional Images



Communal Gardens



Lounge



Lounge



Lounge



Hallway

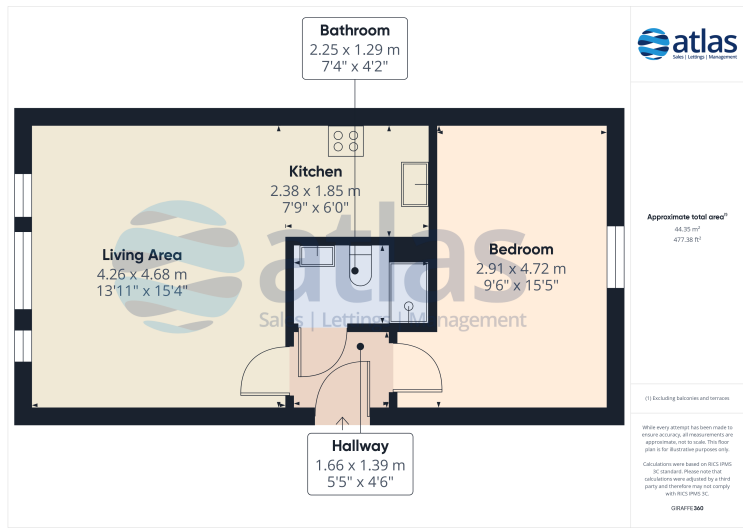


Bedroom



Communal Gardens

Floor Plans



Tel: 0151 727 2469
Fax: 0151 727 4943

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

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.