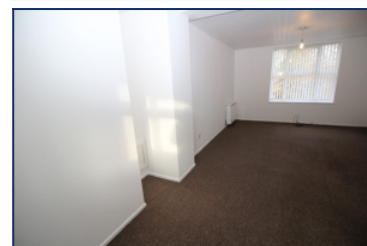


Acorn Court, Toxteth, L8



For Sale - £120,000 Offers in the Region of

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: E
- No Onward Chain
- Allocated Off-street Parking Space Included
- Two Well-proportioned Double Bedrooms
- Modern Bathroom
- Enclosed Private Balcony
- Secure Building Access Via Intercom Entry System
- Excellent Built-in Storage Throughout the Property
- Highly Sought-after L8 Location
- Convenient Access to Local Shops and Everyday Amenities
- Excellent Public Transport Links Nearby

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 76 square metres / 818 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £120 per calendar month
- Parking: Visitors, Off Street, Gated, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/03/1992 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 28/02/2142 (approx)
- Lease Term Remaining: 116 year(s) (approx)
- Service Charge: £120 per calendar month
- Ground Rent: Peppercorn

Description

Brought to the market by Atlas Estate Agents, this well-presented two-bedroom flat is nestled within the popular Acorn Court development in Toxteth, L8 – a location known for its excellent transport links and close-knit community atmosphere.

Positioned on the second floor of a secure building with intercom entry system, the property offers well-proportioned accommodation arranged across a single level, ideal for first-time buyers, investors, or those looking to downsize with ease.

Step inside and you'll discover a bright and inviting reception room that opens out onto an enclosed private balcony – perfect for enjoying your morning

coffee or relaxing in the evening sun. The adjoining kitchen is functional and smartly laid out, offering everything needed for modern living.

There are two generous double bedrooms, both benefiting from excellent built-in storage, and a contemporary three-piece bathroom suite that completes the internal accommodation.

Additional perks include an allocated off-street parking space, efficient use of internal storage, and the added bonus of no onward chain - making for a smooth and straightforward purchase.

Acorn Court enjoys a prime position within the highly sought-after L8 postcode, with an array of local shops, eateries and amenities within easy reach, along with regular public transport links offering swift access to the city centre and surrounding areas.

A fantastic opportunity to secure a stylish and low-maintenance home in a thriving Liverpool neighbourhood. Early viewing is highly recommended.

Additional Images



Kitchen



Kitchen



Hallway



Bedroom



Bedroom



Bathroom



Bathroom



Entrance Gate

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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.