

## Booker Avenue, Allerton, L18



## For Sale - £64,750 Shared Ownership

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Well-Presented Two-Bedroom Apartment with a Private Balcony, Situated in the Highly Sought-After Area of Allerton
- Welcoming and Spacious Entrance Hallway Providing Access to All Rooms, with the Added Benefit of Useful Built-In Storage
- Bright and Modern Open-Plan Living and Dining Area, Featuring Patio Doors That Provide Access to the Balcony and Pleasant Outlooks
- The Dining Area Flows Seamlessly Into a Well-Appointed Contemporary Kitchen, Thoughtfully Positioned Within Its Own Dedicated Space
- Two Generous Double Bedrooms, Complemented by a Stylish and Modern Family Bathroom

### Further Details

- Tenure: Leasehold
- Floor: 2 (with lift access)
- No. of Floors: 1
- Floor Space: 67 square metres / 717 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £196.80 per month
- Ground Rent: Peppercorn
- Parking: Off Street
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic), Fridge/Freezer, Washing Machine, Tumble Dryer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 05/12/2014 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 04/12/2139 (approx)
- Lease Term Remaining: 113 year(s) (approx)
- Service Charge: £197 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: 112 full years left remaining on the lease.

This is a shared ownership property, therefore there is no charge for ground rent but there is rent from the shared ownership which is £291.17 per calendar month, 35% owned. If a buyer wanted to buy the 100% ownership the first preference purchase the property at 35% as so this remains an affordable homes product.

However, it is possible for the buyer to buy more shares to maximise the amount of they can buy as part of the purchase. The seller also has the option to purchase the additional shares and sell at 100% as part of the same transaction. For now, the share is 35%.

South Liverpool Homes are the freeholder of Booker Avenue.

Pets are allowed with the building managements prior permission.

Sub-letting (both short and long term) requires permission if a shared owner.

We have included the following in our Fire Risk Assessment "External Wall Assessment (FSA 2021 / PAS 9980). The building is below 11 m in height. Under ADB Table 10.1, no minimum reaction to fire performance provisions apply to external wall surfaces more than 1 m from the boundary for buildings under 11 m; however, height alone is not determinative. Based on visual inspection and available construction evidence, the building has traditional masonry external walls with no cladding, combustible insulation. There are no indicators of elevated external wall fire risk. Accordingly, a full PAS 9980 Fire Risk Appraisal of External Walls (FRAEW) is not required. This conclusion is based on a suitable and sufficient initial appraisal, in accordance with PAS 9980 and Fire Sector Federation guidance. No loft space as it is a flat roof. Remediation work has been undertaken on the balconies. Steel has been added to the floor of each balcony to prevent any form of fire spread." EWS1 Form to be provided the report in the next 21 days.

## Shared Ownership Details

You can find more information about Shared Ownership, including the eligibility criteria, on the Help to Buy website.

- Percentage Being Sold: 35%
- Rent on Remaining 65% Share: £291 per calendar month

## Description

Brought to the market by Atlas Estate Agents, this well-presented second-floor apartment is located on Booker Avenue in the highly sought-after area of Allerton, L18. Offered for sale, the property is arranged over one floor and benefits from a bright and spacious layout throughout.

A welcoming entrance hallway, complete with useful enclosed storage, leads through to the main accommodation. The heart of the home is a modern open-plan reception and dining area, filled with natural light and enjoying access to a private balcony via patio doors, creating an ideal space for relaxing or entertaining.

The dining area flows seamlessly into a well-appointed contemporary kitchen, thoughtfully positioned within its own defined space. The apartment further offers two well-proportioned double bedrooms and a stylish family bathroom, completing this attractive and conveniently located home.

## Additional Images



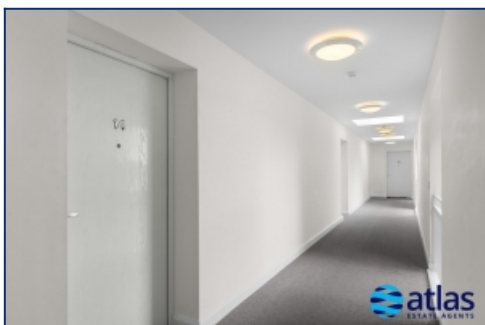
Bedroom One



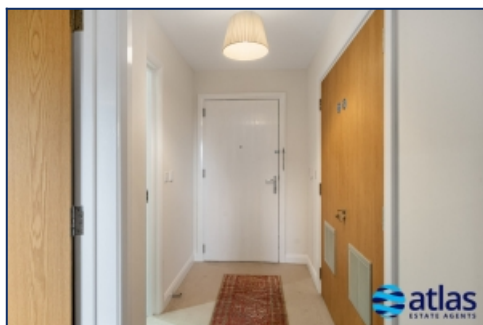
Front Elevation Of Building (night Shot)



Communal Hallway



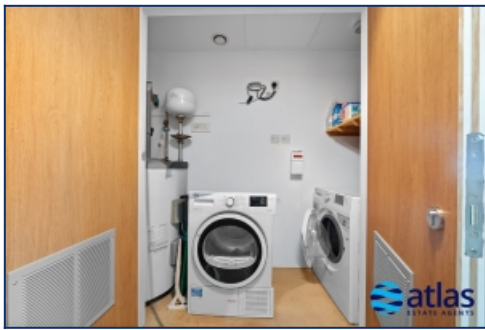
Entrance To Apartment



Hallway



Hallway



Storage Space



Hallway



Living/Dining Space



Balcony



Living/Dining/Kitchen Space



Dining Space



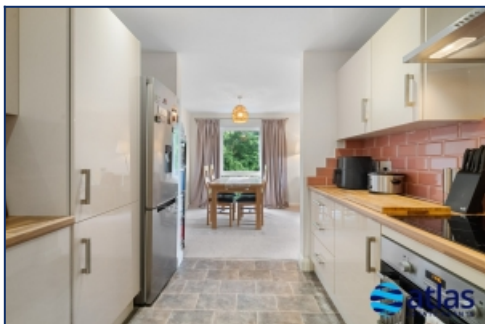
Dining/Kitchen Space



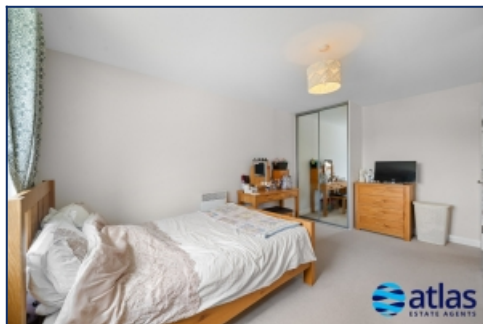
Living/Dining/Kitchen Space



Kitchen



Kitchen



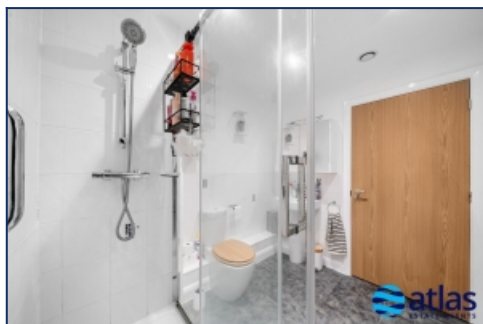
Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Bathroom

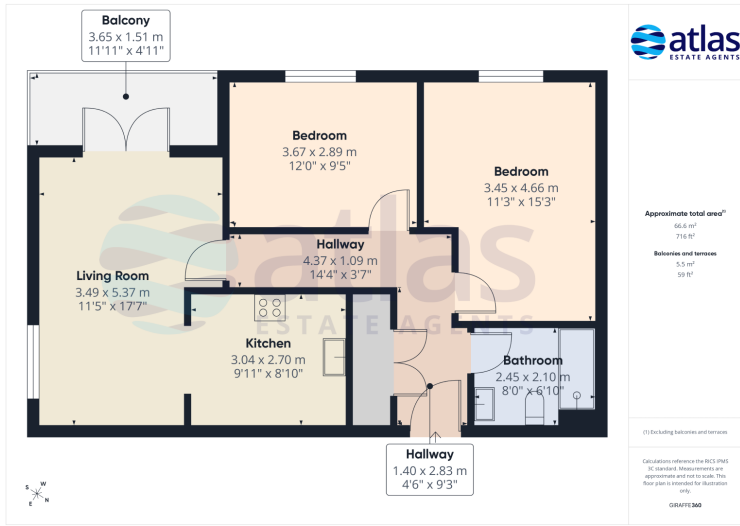


Aerial View Of Building



Aerial View Of Building

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