

## Halewood Road, Gateacre, L25



## For Sale - £150,000 Offers in the Region of

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Cosy Reception Room with Carpet and an Electric Stove-Style Fireplace
- Modern Kitchen with Integrated Oven and Hob
- Two Generously Sized Bedrooms, One with an En-Suite and the Other Benefiting from Fitted Wardrobes
- Stylish Bathroom Featuring a Bath with Overhead Shower
- Audio Intercom System
- No Onward Chain
- Excellent Location with a Wide Range of Nearby Amenities

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 72 square metres / 773 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £150 per calendar month
- Security: Intercom (Audio Only)
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 09/03/1993 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 08/03/2992 (approx)
- Lease Term Remaining: 965 year(s) (approx)
- Service Charge: £150 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Ground rent and service charge are combined and cost a total of 150 pounds a month. As a flat owner you receive a share of the freehold. Dogs are not allowed. Small cats and other pets maybe allowed after permission from the freehold owners. Letting is allowed.

## Description

Tucked away along the ever-popular Halewood Road in the desirable suburb of Gateacre, this charming ground floor apartment is proudly brought to the market by Atlas Estate Agents, offering an inviting blend of comfort, practicality, and modern living.

Set across a single level, the accommodation has been thoughtfully arranged to create a natural flow throughout. Upon entering, you are welcomed into a cosy reception room, where soft carpeting underfoot and a charming electric stove-style fireplace create a warm and relaxing atmosphere—perfect for unwinding at the end of the day or entertaining guests in comfort.

The adjoining kitchen is both stylish and functional, fitted with contemporary units and complete with an integrated oven and hob, making it an ideal space for both everyday cooking and more ambitious culinary endeavours.

The property boasts two generously proportioned bedrooms, each offering its own appeal. The principal bedroom benefits from a private en-suite, adding a touch of convenience and luxury, while the second bedroom features fitted wardrobes, providing excellent storage without compromising on space. Completing the interior is a well-appointed bathroom, finished in a modern style and featuring a bath with an overhead shower—ideal for both quick mornings and leisurely evenings.

Further enhancing the appeal is an audio intercom system, offering added security and peace of mind. The property is offered with no onward chain, making it a particularly attractive option for buyers seeking a smooth and straightforward purchase.

Perfectly positioned, the apartment enjoys an excellent location with a wide range of nearby amenities, from local shops and eateries to green spaces and transport links, ensuring everything you need is within easy reach.

This delightful home presents an exceptional opportunity for first-time buyers, downsizers, or investors alike—early viewing is highly recommended.

## Additional Images



Hallway



Reception Room



Kitchen



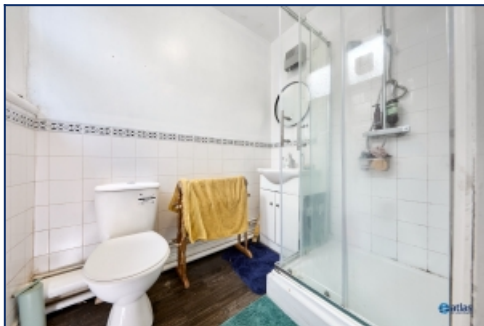
Bedroom 1



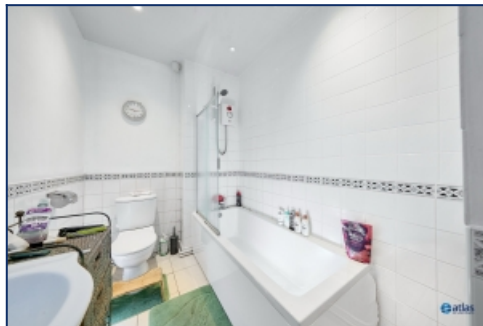
Bedroom 2



Bedroom 2



En-suite



Bathroom

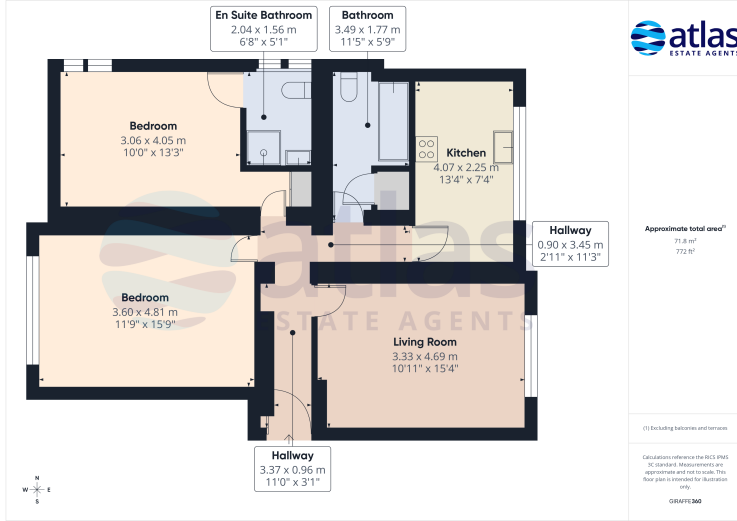


Communal Gardens



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.