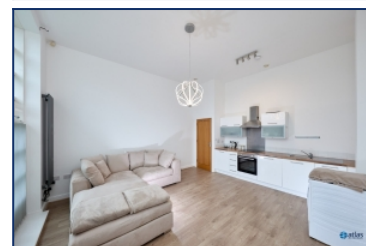
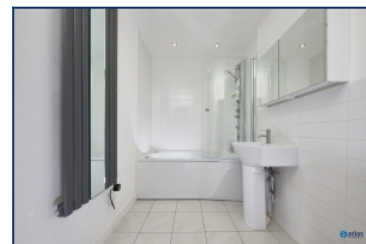


## Bravery Court, Garston, L19



**For Sale - £89,995 Offers in Excess of**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- No Onward Chain for a Hassle-Free Purchase
- Characterful Former Fire Station
- Generous Double Bedroom with Fitted Wardrobes
- Stylish Modern Bathroom with Bath and Overhead Shower
- Spacious Open-Plan Lounge and Kitchen Area
- Allocated Parking for Convenience
- Handy Storage Space Off the Hallway
- Short Walk to Speke Retail Park
- Excellent Transport Links for Easy Commuting
- Walking Distance to South Parkway Train Station

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 511 square feet / 47 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £132 per calendar month
- Ground Rent: £100 per annum
- Parking: Allocated
- Heating/Energy: Double Glazing
- Appliances/White Goods: Fridge/Freezer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 13/06/2007 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 12/06/2132 (approx)
- Lease Term Remaining: 106 year(s) (approx)
- Service Charge: £132 per calendar month
- Ground Rent: £100 per annum

### Description

Charming Ground-Floor Apartment in a Historic Former Fire Station

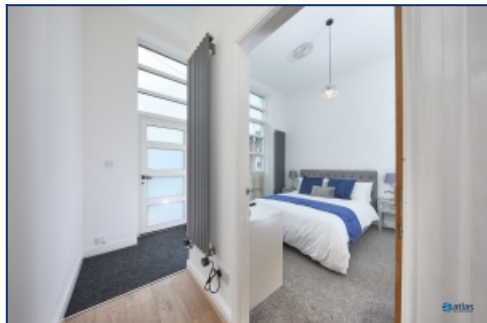
Brought to the market by Atlas Estate Agents, this delightful one-bedroom apartment is a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Situated in the sought-after Bravery Court, L19, this characterful home is set within a former fire station, blending period charm with modern convenience.

Step inside to discover a spacious and inviting open-plan lounge and kitchen area, perfect for both relaxing and entertaining. The contemporary kitchen is well-appointed, while the bright and airy reception space ensures a welcoming atmosphere. The generous double bedroom features fitted wardrobes, offering ample storage without compromising on style. A sleek, modern bathroom, complete with a bath and overhead shower, adds to the home's appeal.

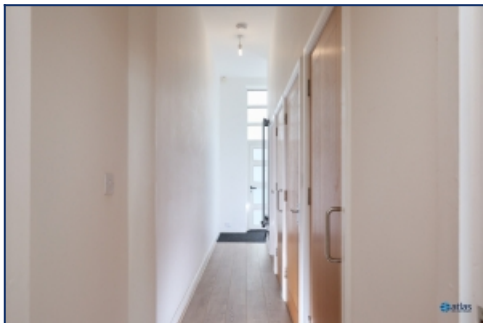
Practicality is key, with handy storage off the hallway and the added benefit of allocated parking. Located just a short walk from Speke Retail Park, South Parkway Train Station, and excellent transport links, this property is ideal for commuters and those who enjoy having local amenities within easy reach.

Offered with no onward chain, this hassle-free purchase is ready for its next owner. Don't miss your chance to own a unique piece of Bravery Court—schedule your viewing today!

## Additional Images



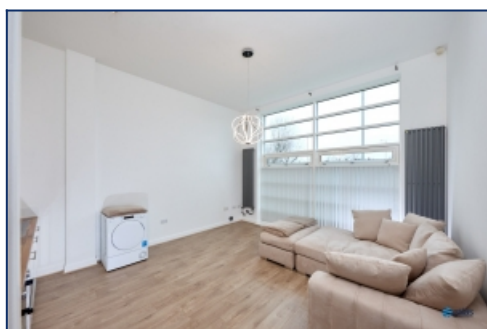
Hallway



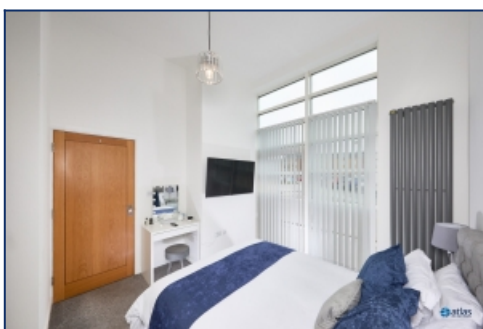
Hallway



Lounge/Kitchen



Lounge/Kitchen



Bedroom



Bathroom



Entrance

## Floor Plans



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.