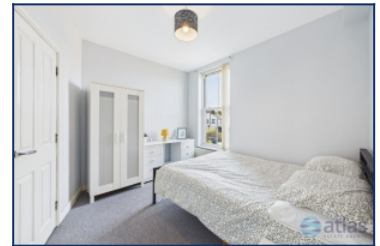


Church Road North, Wavertree, L15



For Sale - £130,000 Offers in Excess of

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C
- Modern Fitted Kitchen with Integrated Oven and Hob
- Spacious and Cosy Reception Room
- Two Generously Sized Bedrooms, One with an En-Suite Shower Room
- Bathroom with Bath and Overhead Shower
- Audio Intercom Entry System
- No Onward Chain
- Desirable Wavertree L15 Location
- Allocated Parking Space Included
- Modern Dishwasher and Washing Machine Included, Both Recently Installed in 2022 and 2023
- Freshly Redecorated Throughout with a Modern Internal Finish

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 76 square metres / 815 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £172.72 per month
- Ground Rent: Peppercorn
- Security: Intercom (Audio Only)
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge/Freezer

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2004 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3002 (approx)
- Lease Term Remaining: 976 year(s) (approx)
- Service Charge: £2,073 per annum
- Ground Rent: Peppercorn
- Leasehold Information: The lease states that part of the property must not be sublet. Subletting the whole property requires landlord consent, which should not be unreasonably withheld or delayed.

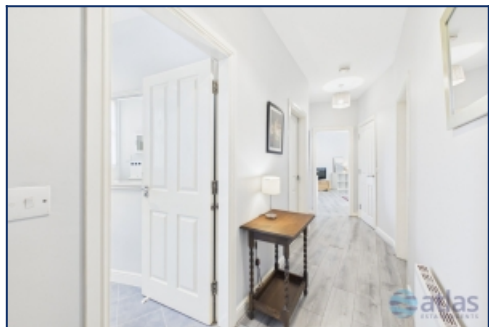
Description

Brought to the market by Atlas Estate Agents, this beautifully presented second-floor apartment is situated on Church Road North in the highly desirable Wavertree L15 area. Offered for sale with no onward chain, the property provides stylish and comfortable accommodation arranged over one floor.

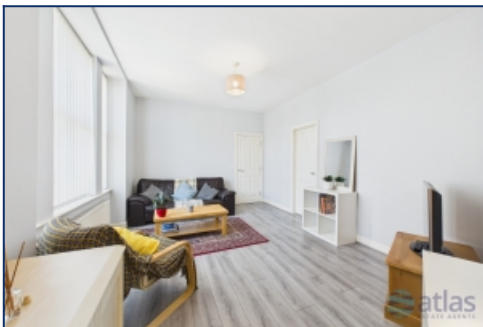
The welcoming entrance leads to a spacious and cosy reception room, alongside a modern fitted kitchen complete with integrated oven and hob, as well as a dishwasher and washing machine recently installed in 2022 and 2023. The apartment features two generously sized bedrooms, with the main bedroom benefiting from an en-suite shower room, in addition to a contemporary bathroom with bath and overhead shower.

Freshly redecorated throughout with a modern internal finish, the property further benefits from an audio intercom entry system and allocated parking, making this an ideal home for first-time buyers, professionals, or investors seeking a well-appointed apartment in a convenient and popular location.

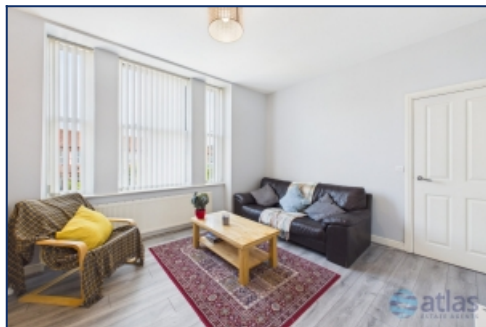
Additional Images



Hallway



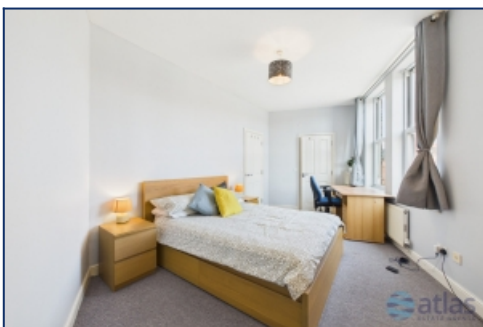
Reception Room



Reception Room



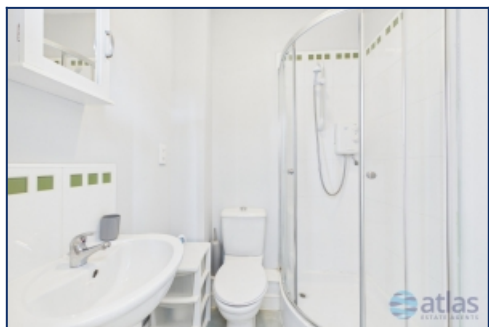
Kitchen



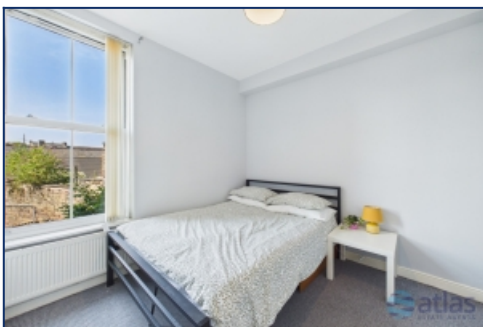
Bedroom One



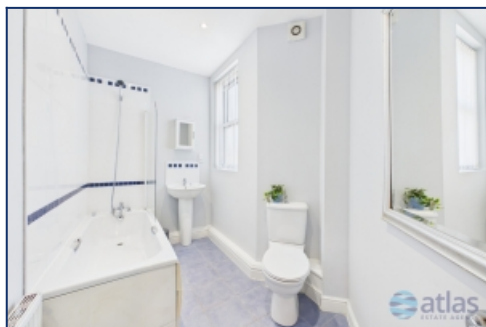
Bedroom One



En-suite



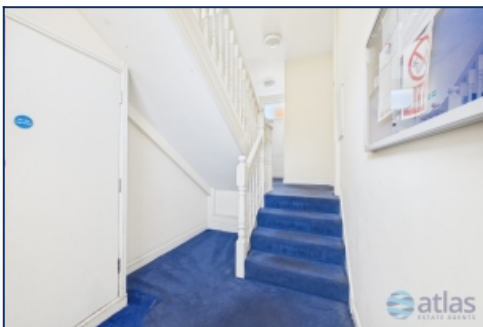
Bedroom Two



Bathroom

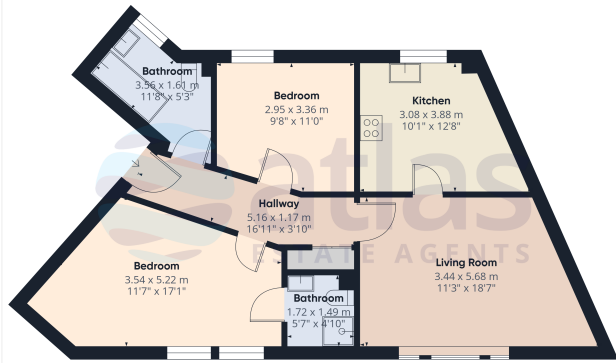


Entrance



Communal Landing

Floor Plans



Approximate total area*

66.3 m²
716.9 ft²

(*) Excluding balconies and terraces

Calculations reference the RICS 1995
BC standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GRAPHIC360

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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.