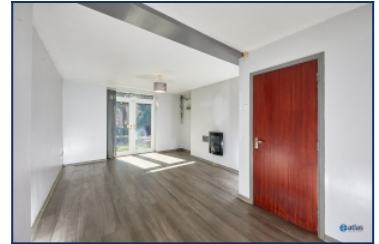
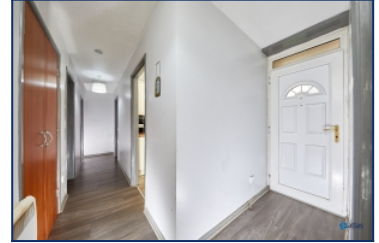


Acorn Court, Toxteth, L8



For Sale - £120,000 Offers Over

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: D
- Offered with No Onward Chain for a Hassle-Free Purchase
- Lounge with Patio Doors Opening Onto Communal Gardens
- Contemporary Fitted Kitchen with Stylish Finishes
- Two Generously Sized Double Bedrooms
- Sleek and Modern Three-Piece Bathroom Suite
- Allocated Off-Street Parking Included
- Situated in a Prime and Highly Sought-After L8 Location
- Bright and Airy Living Spaces Throughout
- Just a 15-Minute Walk to the Vibrant Baltic Market
- Excellent Public Transport Links and Easy City Access

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 685 square feet / 64 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £1,239 per annum
- Parking: Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Double Glazing
- Appliances/White Goods: Electric Cooker

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: £1,239 per annum
- Ground Rent: Peppercorn

Description

Stylish Ground Floor Flat with Garden Access in the Heart of L8

Brought to the market by Atlas Estate Agents, this beautifully presented two-bedroom flat offers the perfect blend of comfort, style, and convenience — all set within the ever-popular Acorn Court development in Toxteth, L8.

Situated on the ground floor and arranged across one level, the accommodation has been thoughtfully designed to maximise space and natural light. At its

heart lies a bright and airy lounge, where patio doors open directly onto the well-kept communal gardens — an ideal setting for morning coffee or evening relaxation.

The contemporary fitted kitchen boasts stylish finishes and modern appliances, making everyday cooking both effortless and enjoyable. Two generously sized double bedrooms provide comfortable retreats, while the sleek, three-piece bathroom suite adds a touch of luxury to the home.

Additional benefits include allocated off-street parking and the peace of mind that comes with no onward chain, ensuring a hassle-free move for buyers.

Perfectly positioned in a prime and highly sought-after L8 location, this home is just a 15-minute stroll from the buzzing Baltic Market and benefits from excellent public transport links for easy access to the city centre and beyond.

Ideal for first-time buyers, downsizers, or investors alike — this is modern urban living at its best.

Additional Images



Kitchen



Bedroom



Bedroom



Bathroom



Bathroom

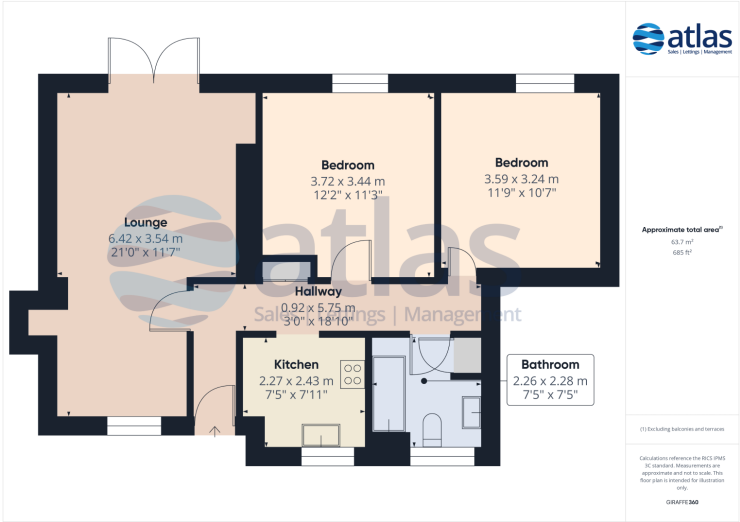


Communal Gardens



Entrance Gate

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
Website: 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.