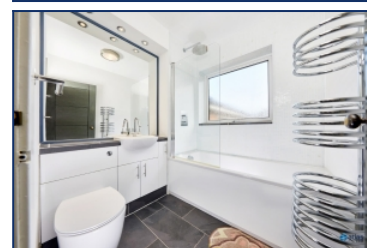


## Palmerston Road, Mossley Hill, L18



**For Sale - £200,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- Desirable Mossley Hill L18 Location
- Spacious Lounge with Dedicated Office Area
- Stylish, Contemporary Kitchen
- Two Generously Sized Double Bedrooms
- Modern Bathroom with Bath and Overhead Shower
- Convenient Storage Off the Landing
- Secure Audio Intercom Entry System
- Private Allocated Parking Space
- Double Glazing and Efficient Gas Central Heating
- Just a 7-Minute Walk to Mossley Hill Station

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 856 square feet / 79 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £132 per calendar month
- Security: Intercom (Audio Only)
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Double Glazing

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/02/1969 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/01/2968 (approx)
- Lease Term Remaining: 942 year(s) (approx)
- Service Charge: £132 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Purchasing this leasehold property includes a share of the freehold via a company or committee structure. This grants a stake in the freehold and a say in management decisions, offering greater control and benefits beyond standard leasehold ownership.

The property is leasehold with no ground rent payable and no known mechanism for increases. The leaseholder owns a share of

the freehold.

The service charge for 2025 has increased from £110 to £132 pcm due to rising insurance and maintenance costs, with no major further increases planned. Next year's budget will be finalised in ten months.

Communal redecoration (one block every six months), intercom upgrades, and scheduled tree maintenance.

Lease terms require director approval for pets, though this is not enforced. There are no known restrictions on sub-letting.

## Description

### Second-Floor Flat in the Heart of Mossley Hill

Brought to the market by Atlas Estate Agents, this beautifully presented two-bedroom flat offers a perfect blend of space, style, and convenience in the highly sought-after Mossley Hill, L18.

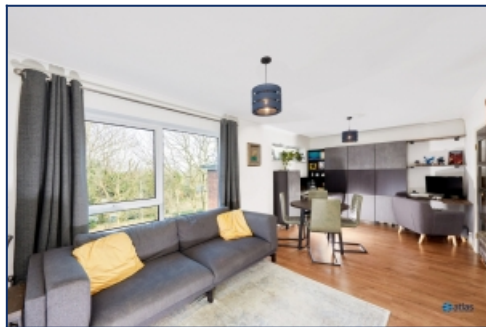
Situated on the second floor of a well-maintained development on Palmerston Road, this delightful home boasts a thoughtfully designed layout, with accommodation arranged across a single level. A bright and spacious reception room provides the ideal space for relaxation and entertaining, complete with a dedicated office area—perfect for those working from home. The stylish, contemporary kitchen features sleek cabinetry and modern fittings, ensuring both form and function in equal measure.

The property benefits from two generously sized double bedrooms, offering ample space and comfort, while the modern bathroom is equipped with a bath and overhead shower for ultimate convenience. Additional storage off the landing enhances practicality, while the secure audio intercom entry system provides peace of mind.

Further features include double glazing, efficient gas central heating, and a private allocated parking space. With Mossley Hill Station just a 7-minute walk away, excellent transport links, and a wealth of local amenities nearby, this exceptional property is perfectly positioned for professionals, first-time buyers, and investors alike.

A fantastic opportunity in one of Liverpool's most desirable postcodes—early viewing is highly recommended!

## Additional Images



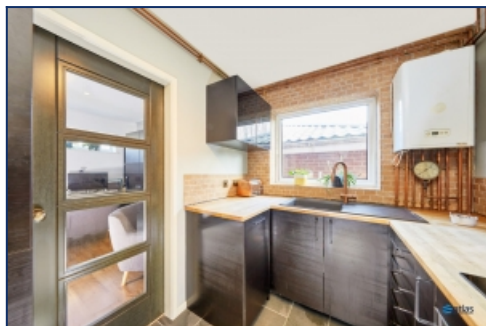
Lounge/Dining Area



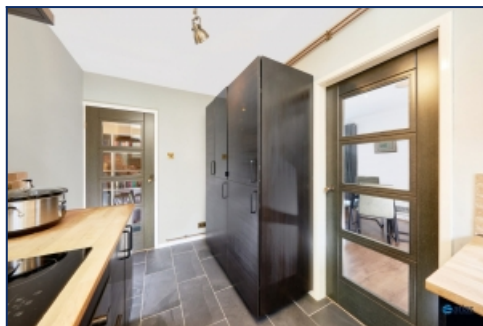
Lounge/Dining Area



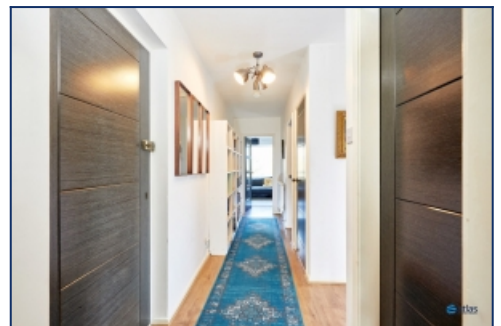
Lounge/Dining Area



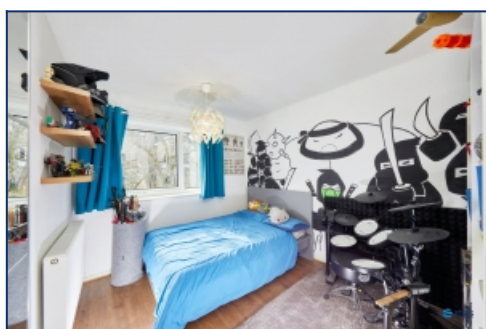
Kitchen



Kitchen



Hallway

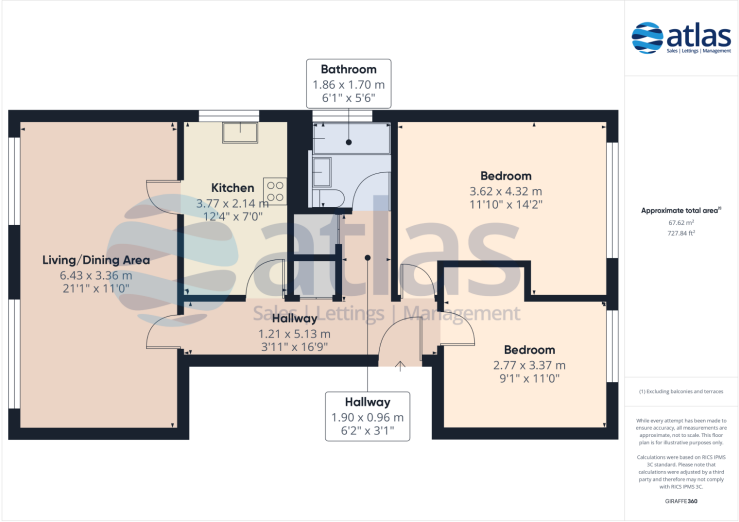


Bedroom Two



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.