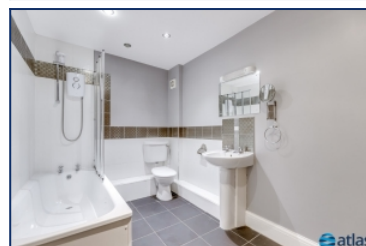


Queens Drive, Wavertree, L15



For Sale - £210,000 Offers in Excess of

Key Features

- 4 Bedroom 2 Bathroom Duplex Apartment
- EPC Rating: C
- No Onward Chain
- Generous Four-Bedroom Duplex Apartment
- Bright and Spacious Lounge with Feature Fireplace
- Contemporary Fitted Kitchen
- Four Double Bedrooms, Including One with En-Suite
- Additional Versatile Room/Study
- Stylish Modern Bathroom
- Velux Windows Providing Ample Natural Light
- Off-Road Parking
- Excellent Location Within Walking Distance of Broad Green

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 2
- Floor Space: 1,654 square feet / 154 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £100 per calendar month
- Ground Rent: £25 per annum
- Security: Intercom (Audio Only)
- Parking: Off Street, Driveway
- Heating/Energy: Gas Central Heating, Double Glazing

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/03/2003 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 28/02/3002 (approx)
- Lease Term Remaining: 976 year(s) (approx)
- Service Charge: £100 per calendar month
- Ground Rent: £25 per annum
- Leasehold Information: There is currently no service charge payable. However, once the management company has been established (expected within the coming weeks), a service charge of £100 per month will be introduced to cover the upkeep, repairs and maintenance of the building and communal areas.

Description

Brought to the market by Atlas Estate Agents, this generous four-bedroom duplex apartment offers a fantastic opportunity to acquire a stylish home in the

heart of Wavertree. Situated on the second floor of a well-maintained building on Queens Drive, L15, the property boasts accommodation arranged over two light-filled floors and is offered with no onward chain.

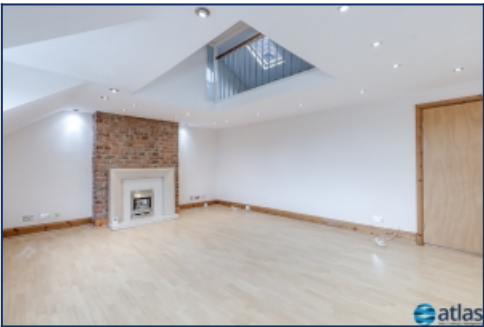
The entrance leads into a bright and spacious lounge, complete with a charming feature fireplace, creating a welcoming and cosy atmosphere. Adjacent lies a contemporary fitted kitchen, perfectly suited for culinary pursuits, while two versatile reception rooms offer flexible living and entertaining space.

The apartment features four double bedrooms, including one with a modern en-suite, ensuring comfort and privacy for all the family. Two of the bedrooms are located on the upper floor, with one enjoying a view over the lounge below, and an additional room upstairs serves perfectly as a study or home office. A stylish modern bathroom complements the living accommodation, and Velux windows throughout provide an abundance of natural light, enhancing the airy and open feel.

Outside, the property benefits from off-road parking, adding to the convenience, and its location is equally impressive, within easy walking distance of Broad Green, offering local shops, transport links, and amenities.

This duplex apartment combines generous living space with a superb location, making it an ideal purchase for families, professionals, or investors seeking a desirable home in Wavertree.

Additional Images



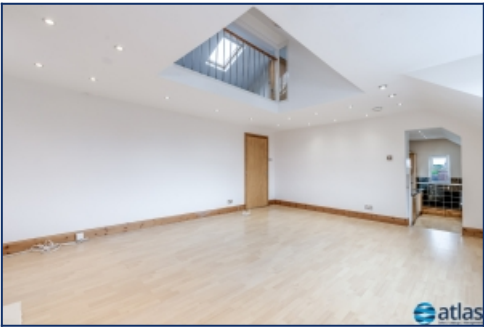
Lounge



Communal Hallway



Lounge



Lounge



Kitchen



Kitchen



Kitchen



Kitchen



Bedroom One



Bedroom One



En-suite To Bedroom One



En-suite To Bedroom One



Bedroom Two



Bathroom



Bedroom Three



View To Lounge From Bedroom Three



Bedroom Four



Versatile Room/Study

Floor Plans



Tel: 0151 727 2469
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Mossley Hill, Liverpool, L18 1LN

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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.