

Wavertree Nook Road, Wavertree, L15









For Sale - £140,000 Offers in the Region of

Key Features

- 1 Bedroom 1 Bathroom Flat
- EPC Rating: E
- No Onward Chain, Ready for a Smooth Move-In
- Spacious Open-Plan Living Area, Ideal for Modern Living
- Contemporary Fitted Kitchen with Direct Access to Balcony/Patio
- Stylish Fitted Bathroom Featuring Both Separate Shower and Bath
- Bedroom with Velux Windows and Exposed Beams, Full of Character
 Mezzanine Floor Off the Living Area, Perfect for Versatile Use
- Within Easy Walking Distance to Broad Green Station
- Situated in the Highly Desirable Wavertree L15 Area

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 2
- Floor Space: 611 square feet / 57 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £65 per calendar month
- · Parking: On Street
- Outside Space: Patio/Decking, Balcony
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Fridge/Freezer, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2003 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3001 (approx)
- Lease Term Remaining: 976 year(s) (approx)
- Service Charge: £65 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Each leaseholder owns a share of the building's freehold.

Description

Brought to the market by Atlas Estate Agents, this charming flat on Wavertree Nook Road, Wavertree, L15, offers a stylish and characterful home in a highly sought-after location.

Set across two floors on the first floor, this property benefits from no onward chain, providing the opportunity for a smooth and hassle-free move. The accommodation is thoughtfully arranged, beginning with a spacious open-plan living area, perfect for modern living and entertaining. From here, the contemporary fitted kitchen offers direct access to a private balcony, ideal for enjoying a morning coffee or evening unwind.

A stylish fitted bathroom, complete with both a separate shower and bath, adds a touch of luxury and practicality. The bedroom is a real highlight, featuring Velux windows and exposed beams that create a unique sense of character and charm. Off the main living area, a versatile mezzanine floor offers flexible space that could serve as a home office, reading nook, or guest area.

Conveniently located within easy walking distance of Broad Green Station, the flat provides excellent transport links while being nestled in the highly desirable L15 area of Wavertree. With its combination of contemporary comfort, characterful features, and prime location, this home is ready to move into and enjoy from day one.

Additional Images

















Living Area And Kitchen







Bedroom

Yard

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.