

## 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

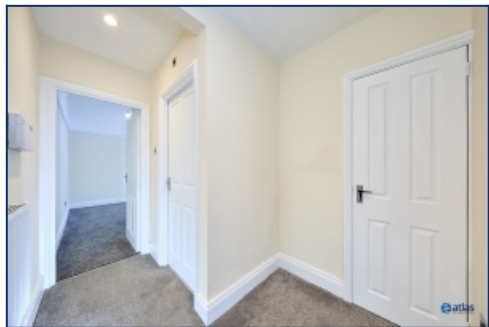
Brought to the market by Atlas Estate Agents, this charming flat on Wavertree Nook Road, Wavertree, L15, offers a stylish and characterful home in a highly sought-after location.

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.

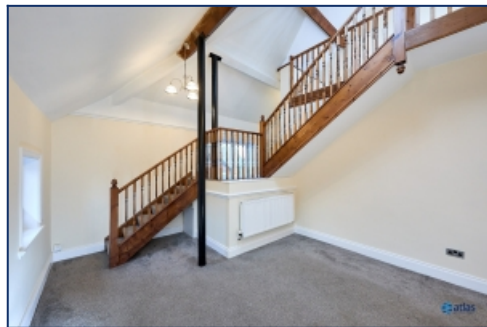
## Additional Images



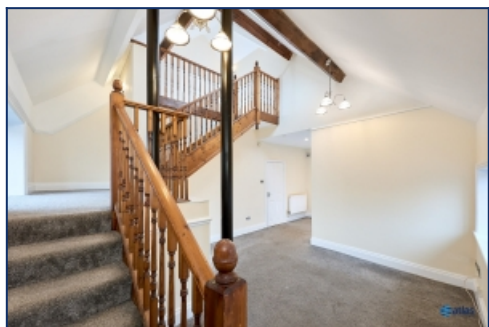
Hallway



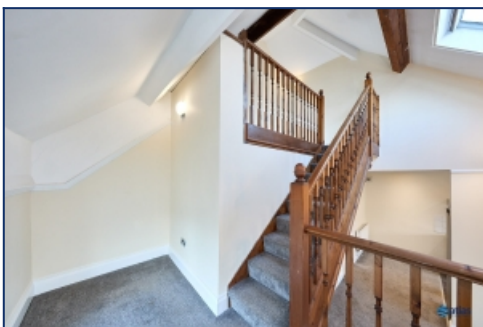
Living Area



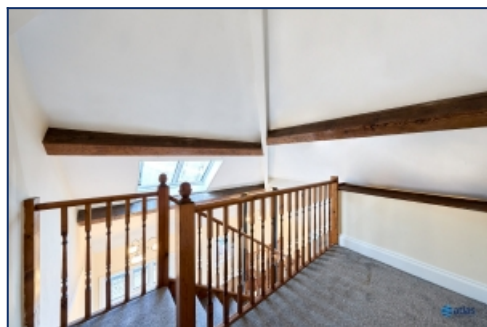
Living Area



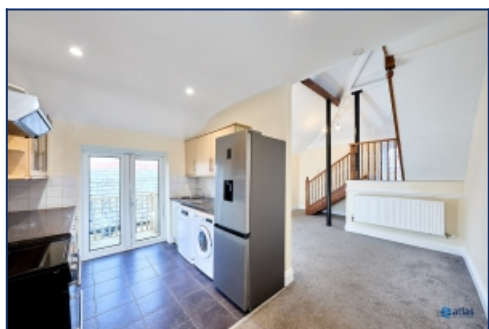
Living Area



Mezzanine Landing



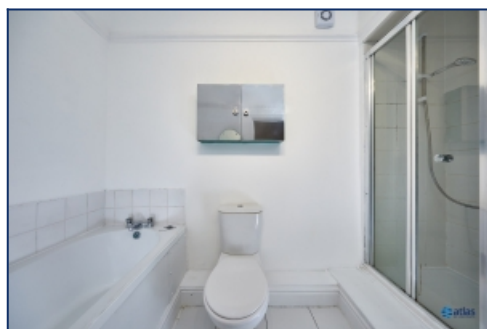
Mezzanine Landing



Living Area And Kitchen



Bedroom



Bathroom



Yard

## Floor Plans

