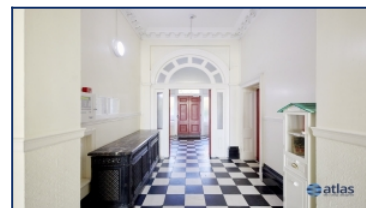


Croxteth Road, Princes Park, L8



For Sale - £145,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Spacious and Character Filled Two Bedroom Apartment Located on Top Floor
- Direct Access to Princes Park
- Spacious Living/Dining Room with Feature Fireplace
- Loft Room Offering Plentiful Storage
- Close to Local Green Spaces, 4 Minute Drive to Sefton Park
- Communal Parking
- Lift Access
- Well Maintained & Presented Throughout
- Original Character Features Retained
- Excellent Location - Close to a Wealth of Amenities - Excellent Transport Links

Further Details

- Tenure: Leasehold
- Floor: 3 (with lift access)
- No. of Floors: 2
- Floor Space: 76 square metres / 815 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £214 per calendar month
- Parking: Visitors, Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 28/03/1986 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 27/03/2985 (approx)
- Lease Term Remaining: 959 year(s) (approx)
- Service Charge: £214 per calendar month
- Ground Rent: Peppercorn

Description

Welcome to a captivating residence brought to you by Atlas Estate Agents, a name synonymous with exceptional properties. Presenting an enchanting two-bedroom apartment, meticulously crafted and nestled in the heart of Croxteth Road, Princes Park, L8. This gem is now available for those seeking a perfect blend of modern comfort and timeless charm.

Step into a world of refined living across two floors, where every detail has been thoughtfully considered. The spacious kitchen is a culinary haven, beckoning both seasoned chefs and aspiring cooks alike. The reception room exudes warmth, centred around a feature fireplace, creating an inviting ambiance for gatherings and relaxation.

The loft room, a delightful surprise, offers ample storage, ensuring a clutter-free living experience. The apartment's design seamlessly integrates with its surroundings, providing a unique and character-filled atmosphere.

One of the property's highlights is its direct access to the lush expanse of Princes Park, inviting residents to indulge in nature's embrace just beyond their doorstep. Enjoy the tranquility and beauty of the park, creating a serene backdrop to your daily life.

Convenience meets aesthetics in this well-maintained haven, where communal parking and lift access enhance the ease of living. The apartment is ideally situated, a mere 4-minute drive from the verdant expanses of Sefton Park, ensuring residents can easily immerse themselves in the beauty of nature.

Original character features have been lovingly retained, adding a touch of nostalgia to the contemporary comforts. This residence stands as a testament to timeless design, providing a canvas for the next chapter of its occupants' lives.

Beyond the confines of the apartment, the location boasts proximity to local green spaces and excellent transport links, catering to both the outdoor enthusiast and urban commuter. The surrounding amenities ensure that every convenience is at your fingertips.

In summary, this spacious, character-filled apartment is not just a home; it's a lifestyle statement. Immerse yourself in the elegance of Princes Park living, where history meets modernity, and every moment is an opportunity to create lasting memories.

Additional Images



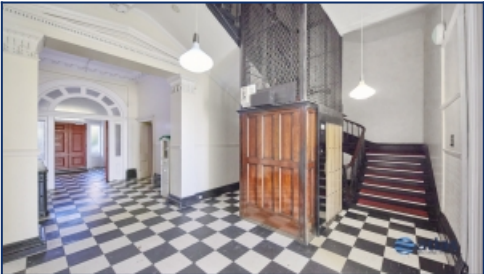
Bathroom



Bedroom 1



Front Area



Hall



Hall



Hall



Kitchen



Bedroom 2



Bedroom 2



Bedroom 2



Front Area



Communal Gardens



Communal Gardens

Floor Plans



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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.