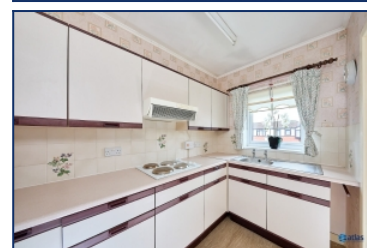


## Quarry Street, Woolton, L25



**For Sale - £110,000 Offers in Excess of**

### Key Features

- 1 Bedroom 1 Bathroom Flat
- EPC Rating: Pending
- Exclusive Development for Residents Aged 55 and Over
- Contemporary Shower Room with Modern Fittings
- Attractive Second-Floor Flat with a Pleasant Outlook
- Well-Presented One-Bedroom Flat Set Within Stunning Landscaped Grounds
- Immaculately Maintained Communal Areas Throughout
- Light-Filled, Generously Proportioned Accommodation
- Situated in a Highly Sought-After South Liverpool Location
- Within Easy Reach of the Amenities and Charm of Woolton Village
- Offered with Vacant Possession and No Onward Chain for a Smooth and Straightforward Purchase

### Further Details

- Tenure: Leasehold
- Floor: 2 (with lift access)
- No. of Floors: 1
- Floor Space: 43 square metres / 457 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £198 per calendar month
- Security: Intercom (Audio Only)
- Parking: Gated, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double)

### Leasehold Details

- Tenure: Leasehold
  - Lease Start Date: 08/04/2018 (approx)
  - Original Lease Term: 125 year(s)
  - Lease Expiry Date: 07/04/2143 (approx)
  - Lease Term Remaining: 117 year(s) (approx)
  - Service Charge: £198 per calendar month
  - Ground Rent: Peppercorn
  - Leasehold Information: Each leaseholder in the development owns a share of the freehold.
- NO PETS ALLOWED HERE**
- Service charges are reviewed yearly (each April) and increase if needed. All owners receive a full breakdown of costs each year to explain expenditure.

Service charge includes the following:

- Upkeep of exterior, including gardens
- Secure parking with barrier
- Overnight flat within the complex for visitors to stay over
- Washers and dryers
- Lift (recently updated)
- Heaters in communal areas
- Window cleaner
- Alarms to apartments

## Description

Brought to the market by Atlas Estate Agents, this attractive second-floor flat sits quietly within a beautifully maintained and exclusive development for residents aged 55 and over, set amidst stunning landscaped grounds on the ever-popular Quarry Street in Woolton, L25. Immaculately presented throughout, the property enjoys a pleasant open outlook and benefits from impeccably kept communal areas that immediately set the tone for the quality found within.

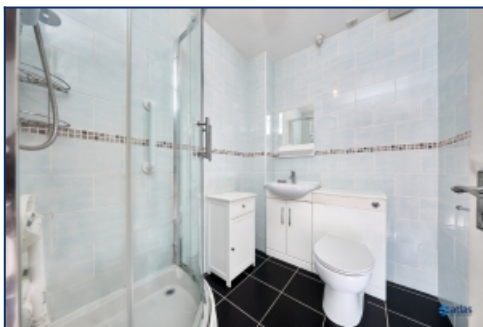
The accommodation is arranged over a single, well-planned floor and offers light-filled, generously proportioned living spaces. A welcoming reception room provides the perfect place to relax, while the fitted kitchen is thoughtfully laid out for everyday ease. The spacious double bedroom is calm and comfortable, complemented by a contemporary shower room finished with modern fittings. Offered with vacant possession and no onward chain, this well-presented home promises a smooth and straightforward purchase.

Perfectly positioned in a highly sought-after South Liverpool location, the flat is within easy reach of the independent shops, cafés and village charm of Woolton. An ideal opportunity for those seeking a low-maintenance lifestyle in a peaceful yet well-connected setting, this delightful home combines comfort, convenience and community in equal measure.

## Additional Images



Communal Gardens



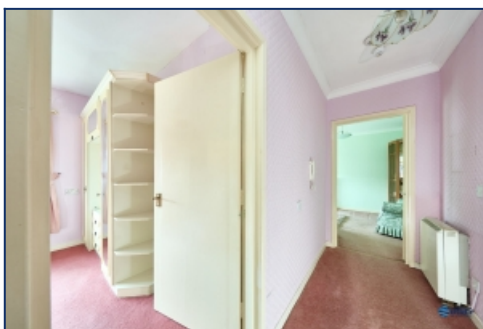
Bathroom



Living Room



Kitchen



Hallway



Communal Area



Communal Gardens



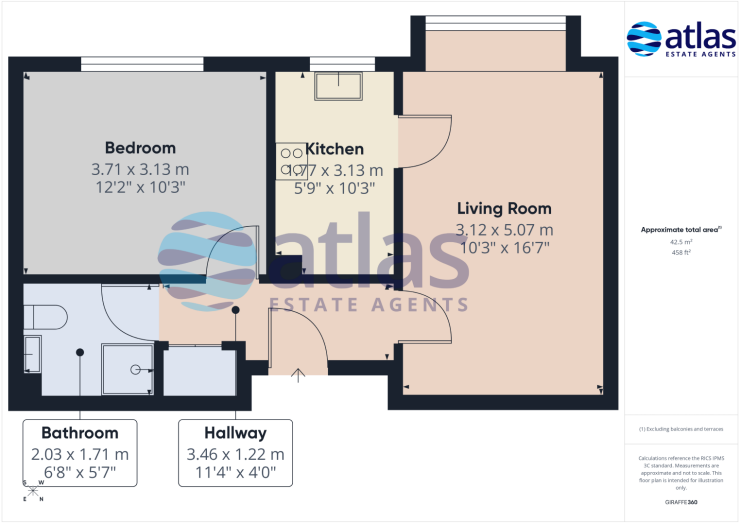
Communal Gardens



Entrance

## 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.