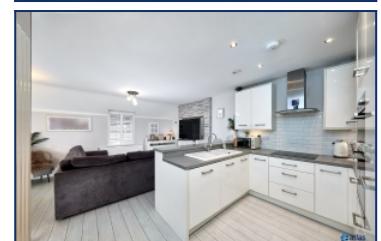


## Friars Way, Broadgreen, L14



**For Sale - £185,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: B
- Top-Floor Two-Bedroom Apartment
- Convenient Separate Utility Room
- New Boiler Installed Six Months Ago
- Loft Space Providing Additional Storage
- Contemporary, Modern Bathroom
- Open-Plan Living and Dining Area
- Finished to a High Standard Throughout
- Fitted Wardrobes in Both Bedrooms
- Allocated Off-Street Parking Space
- Well-Maintained Communal Gardens

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 68 square metres / 732 square feet
- Council Tax Band: B
- Local Authority: Knowsley Metropolitan Borough Council
- Service Charge: £1,100 per annum
- Ground Rent: £150 per annum
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2017 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/2015 (approx)
- Lease Term Remaining: 989 year(s) (approx)
- Service Charge: £1,100 per annum
- Ground Rent: £150 per annum
- Leasehold Information: Ground rent is £150 per annum subject to a 10 year review from 2017

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented top-floor apartment offers a superb blend of modern living and practical design, set within the sought-after location of Friars Way in Broadgreen, L14.

Arranged over a single, well-planned floor, the property has been finished to a high standard throughout, creating a bright and welcoming home ready to move straight into. At its heart lies a stylish open-plan living and dining area, an inviting space perfect for both everyday living and entertaining. The adjoining kitchen is thoughtfully designed, complemented by the rare addition of a separate utility room in the hallway, keeping the main living space effortlessly uncluttered.

The apartment boasts two generous bedrooms, each enhanced by fitted wardrobes that maximise space while maintaining a sleek, contemporary feel. A modern bathroom completes the accommodation, finished with clean lines and quality fittings to create a calm and elegant retreat. Practical touches abound, including a new boiler installed just six months ago and access to loft space, providing valuable additional storage.

Externally, residents benefit from an allocated off-street parking space and the enjoyment of well-maintained communal gardens, offering a pleasant green outlook and a sense of tranquillity. This impressive apartment represents an ideal opportunity for first-time buyers, professionals or investors alike, combining comfort, convenience and modern style in an attractive Broadgreen setting.

## Additional Images



Hallway



Hallway



Hallway



Kitchen/Living Area



Kitchen/Living Area



Kitchen/Living Area



Bedroom



Bedroom



Bedroom



Bedroom



Car Park

## Floor Plans



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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.