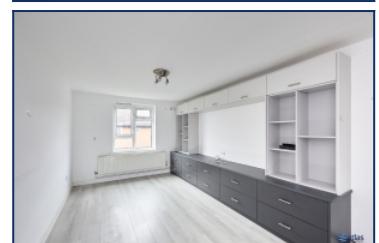


Elleray Drive, Dingle, L8



For Sale - £70,000 Offers in Excess of

Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Offered with No Onward Chain
- Excellent Scope to Personalise and Add Value
- Open-Plan Living and Kitchen Area
- Well-Equipped Modern Kitchen
- Generously Sized Double Bedroom
- Handy Storage Cupboard Off the Hallway
- Allocated Off-Street Parking
- Highly Sought-After L8 Location
- Around 10 Minutes' Drive from the City Centre with Excellent Transport Links

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 504 square feet / 47 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £107 per calendar month
- Ground Rent: £10 per annum
- Parking: Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 05/06/2006 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 04/06/2131 (approx)
- Lease Term Remaining: 105 year(s) (approx)
- Service Charge: £107 per calendar month
- Ground Rent: £10 per annum

Description

Brought to the market by Atlas Estate Agents, this charming first-floor apartment on Elleray Drive offers a brilliant opportunity for buyers seeking a well-connected home with the potential to truly make it their own. Arranged over a single level, the accommodation is thoughtfully laid out and perfectly suited to modern living.

At the heart of the property lies an inviting open-plan living and kitchen area, where natural light enhances the sense of space. The well-equipped modern kitchen provides ample storage and work surfaces, making it ideal for everyday cooking and entertaining alike. A generously sized double bedroom offers a peaceful retreat, while the contemporary bathroom is finished for comfort. The hallway also benefits from a handy storage cupboard, adding to the apartment's practicality.

With excellent scope to personalise and add value, this home presents an attractive option for first-time buyers, downsizers or investors. Additional highlights include allocated off-street parking and the advantage of being offered with no onward chain.

Situated in the highly sought-after L8 postcode, the apartment enjoys superb transport links and is just around a ten-minute drive from Liverpool city centre, placing shops, eateries, green spaces and cultural hotspots within easy reach. A well-located and versatile home ready to welcome its next owner.

Additional Images



Living/Kitchen Area



Bedroom

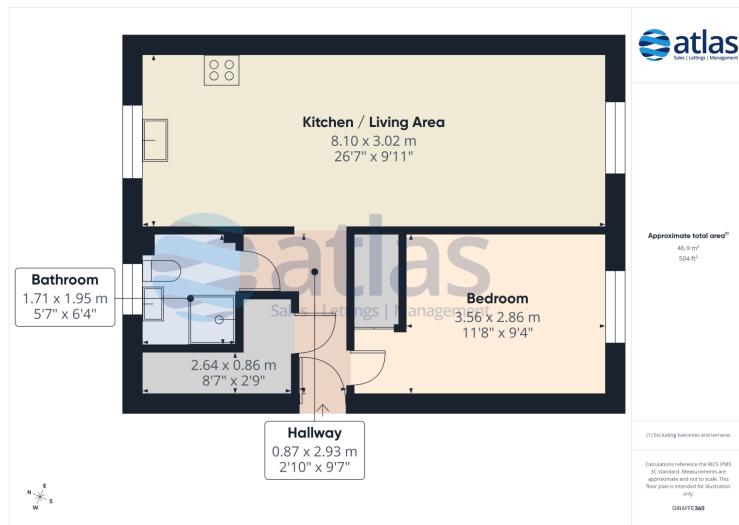


Bathroom



Communal

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.