

## 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



Bedroom



Bathroom

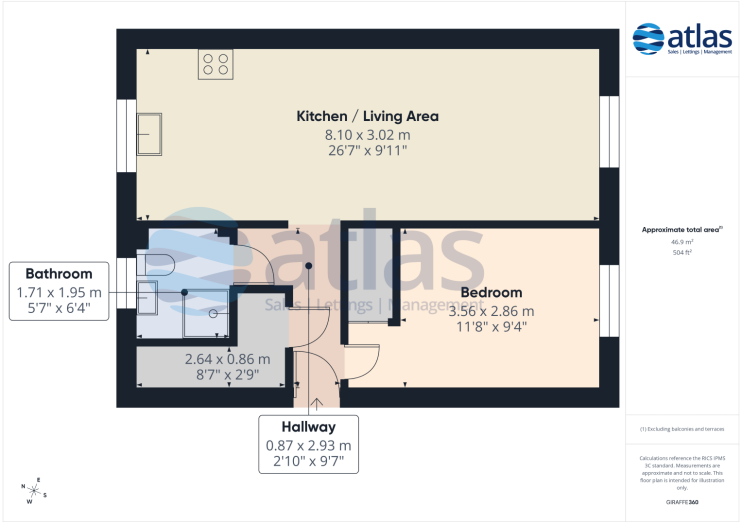


Storage Off Hallway



Communal

### Floor Plans



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