

New Heys Drive, Allerton, L18



For Sale - £325,000 Offers in the Region of

Key Features

- 2 Bedroom 2 Bathroom Flat
- EPC Rating: C
- Offered with No Onward Chain
- Bright U-Shaped Kitchen Featuring Classic Oak Cabinetry, a Striking Chequered Floor, and Dual-Fuel Cooking Beneath an Abundance of Natural Light
- Elegant Reception Room with a Grand Leaded-Glass Bay Window, High Ceilings with Ornate Cornicing, and a Feature Fireplace
- Two Well-Proportioned Bedrooms, Including a Principal Bedroom with En-Suite Shower Room
- Family Bathroom Fitted with a Bath
- Stunning Communal Gardens with an Attractive Driveway and Entrance Approach
- Conveniently Located Close to Allerton Manor Golf Course and Calderstones Park
- Two Allocated Parking Spaces in Secure, Gated Complex
- Balcony with View
- Ground-Floor Access

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 97 square metres / 1,043 square feet
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Service Charge: £292 per calendar month
- Security: Intercom (Video)
- Parking: Allocated
- No. of Parking Spaces: 2
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Fridge/Freezer, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Original Lease Term: 999 year(s)
- Service Charge: £292 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: No Pets allowed.
No restrictions on sub-letting.

Description

Brought to the market by Atlas Estate Agents, this charming ground-floor flat on New Heys Drive, Allerton, L18 offers a delightful combination of classic elegance and modern convenience, and is offered for sale with no onward chain.

The accommodation is thoughtfully arranged over one level with convenient ground-floor access, comprising a welcoming reception room, a kitchen, two

bedrooms, and a bathroom. The reception room exudes character, with a grand leaded-glass bay window, lofty ceilings adorned with ornate corning, and a feature fireplace, making it an ideal space for both relaxing and entertaining.

The U-shaped kitchen is a true showpiece, featuring classic oak cabinetry, a striking chequered floor, and dual-fuel cooking, all bathed in natural light from generous windows. Both bedrooms are well-proportioned, with the principal bedroom enjoying the benefit of an en-suite shower room, while the family bathroom is fitted with a bath, providing practicality alongside comfort.

The property also benefits from a balcony offering a pleasant view, creating a lovely spot to enjoy the surroundings.

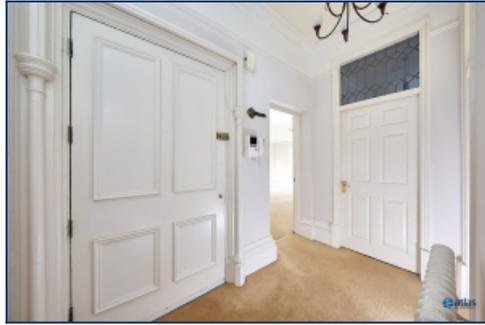
Outside, residents enjoy stunning communal gardens, complemented by an attractive driveway and entrance approach. The property also benefits from two allocated parking spaces within a secure, gated complex.

Situated within easy reach of Calderstones Park and Allerton Manor Golf Course, this flat combines tranquillity with accessibility, making it a truly inviting home in one of Allerton's most desirable locations.

Additional Images



Property Grounds



Hallway



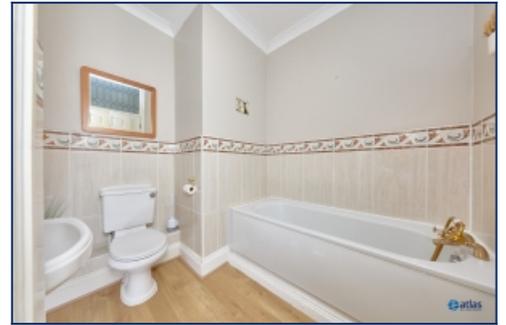
Kitchen



Shower Room



Bedroom 2



Bathroom



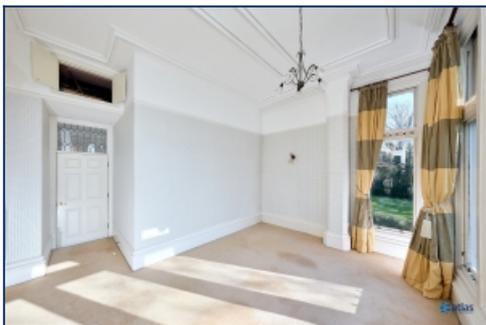
Property Grounds



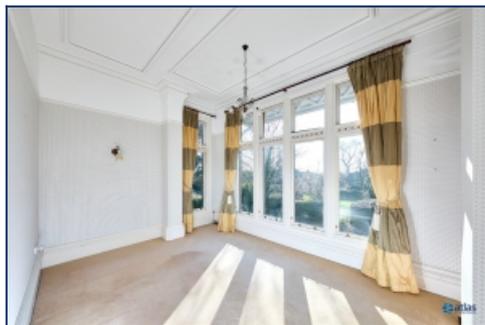
Property Grounds



Front Of Property



Bedroom 1



Bedroom 1

Floor Plans



Approximate total area*
96.9 m²
1042 sq ft

(*Excluding balconies and terraces)

Calculations reference the RICS NPS
2018 standard measurements and
agreement and not to scale. This
floor plan is intended for illustration
only.

GRAMITE360

Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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.