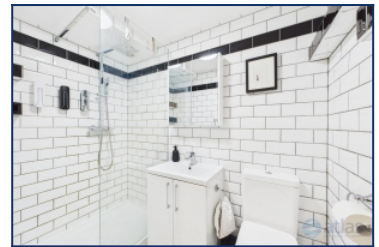


Devonshire Road, Princes Park, L8



For Sale - £280,000 Offers in Excess of

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: E
- Stunning, Part-Furnished Apartment Arranged Over Ground and Lower Ground
- Beautiful Kitchen with Large Feature Windows Overlooking the Communal Gardens
- Modern, Fully Fitted Kitchen with Integrated Appliances
- Striking Marble Fireplace Providing an Elegant Focal Point
- Direct Access to the Communal Gardens from the Apartment
- Two Spacious Double Bedrooms on the Lower Ground Floor, Including a Main Bedroom with Luxury En-Suite
- Contemporary Shower Room Also Located on the Lower Ground Floor
- Allocated Off-Street Parking Included
- Well-Maintained Communal Gardens Accessible Directly from the Property
- Sought-After Location in the Leafy and Well-Connected Princes Park / L8 Area

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Floor Space: 97 square metres / 1,044 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £125.00 per month
- Ground Rent: Peppercorn
- Security: CCTV, Intercom (Audio Only)
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 31/01/2020 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 30/01/2270 (approx)
- Lease Term Remaining: 243 year(s) (approx)
- Service Charge: £1,500 per annum
- Ground Rent: Peppercorn
- Leasehold Information: No ground rent, and no mechanism for the ground rent to increase during the lease term.

The freehold is owned in 9 shares among the 9 apartments in the building- 1/9th owned.

No proposed or ongoing major works that may impact the service

charge.

Tenants must seek written permission from freeholder for pets.

No restrictions on sub-letting (both short and long term).

Airbnb not allowed.

Description

Brought to the market by Atlas Estate Agents, this stunning and thoughtfully designed apartment on Devonshire Road in the ever-popular Princes Park area of L8 offers a rare blend of elegance, space and convenience, all within a leafy and well-connected setting.

Arranged over the ground and lower ground floors, the property is part-furnished and beautifully proportioned throughout, with accommodation flowing seamlessly across a single, well-planned layout. Upon entering, you are welcomed into a stylish reception space where a striking marble fireplace provides an immediate sense of sophistication and serves as a captivating focal point.

The heart of the home is the modern, fully fitted kitchen, complete with integrated appliances and framed by large feature windows that overlook the well-maintained communal gardens beyond. This connection to greenery is echoed throughout the apartment, with direct access from the living space out into the communal gardens, offering a tranquil extension of the interior.

The lower level is dedicated to rest and retreat, where two generously sized double bedrooms provide comfortable and private accommodation. The principal bedroom benefits from a luxurious en-suite bathroom, while a further contemporary shower room serves the remaining accommodation, both finished with a sleek, modern touch.

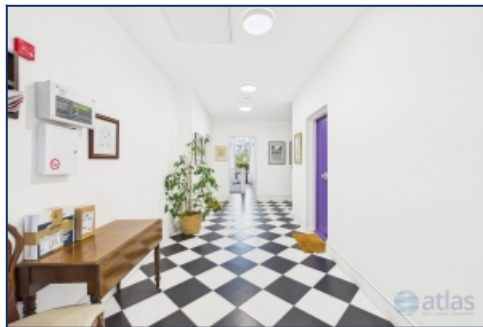
Further enhancing this exceptional home is the added benefit of allocated off-street parking, a highly desirable feature in this sought-after location. Offered with no onward chain, the property presents an excellent opportunity for those seeking a stylish, low-maintenance home in one of Liverpool's most desirable residential pockets.

Perfectly positioned in the heart of Princes Park, residents enjoy a peaceful, green outlook while remaining within easy reach of excellent local amenities, transport links and the vibrant city centre. This is a home that combines character, comfort and convenience in equal measure.

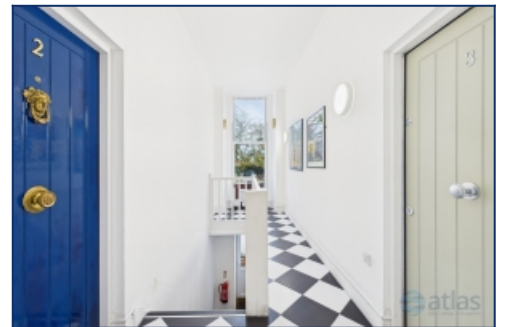
Additional Images



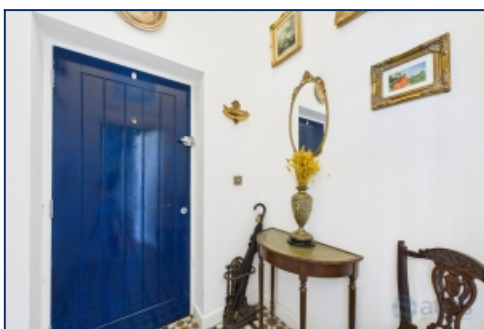
Main Entrance



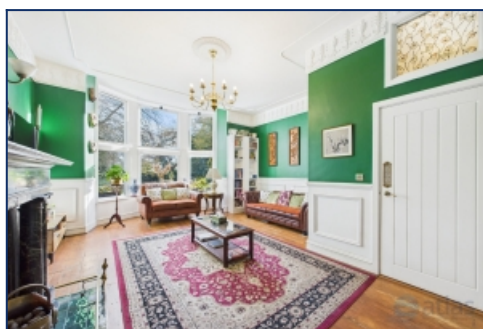
Communal Hallway



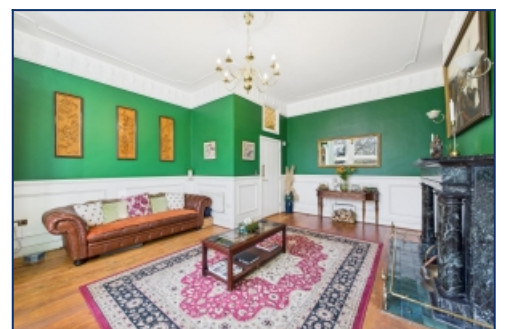
Communal Hallway



Entrance



Lounge



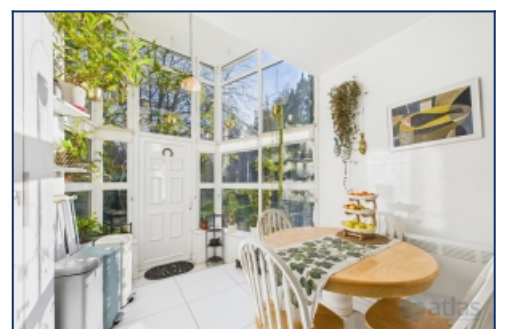
Lounge



Kitchen



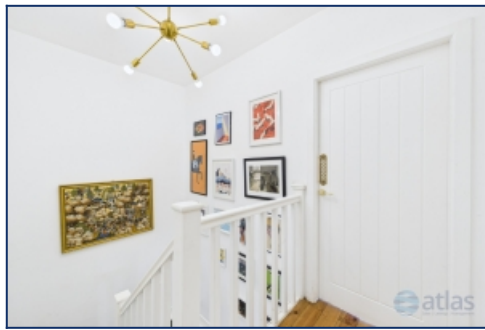
Kitchen



Kitchen



Kitchen



Landing



Hallway



Bedroom 1



Bedroom 1



En-suite Bathroom



En-suite Bathroom



Bedroom 2



Bedroom 2



External



Communal Gardens



Communal Gardens



Gardens



Gardens

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.