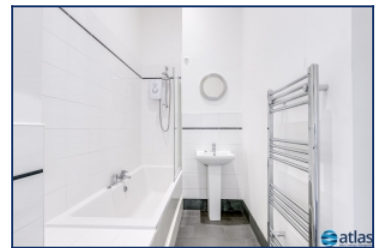
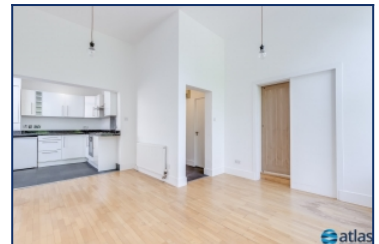


## Devonshire Road, Princes Park, L8



**For Sale - £113,000**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain
- Situated Within Gorgeous Period Building
- Bright and Spacious Open Plan Kitchen/Dining/Living Area
- Modern Kitchen Complete with Gas Hob, Electric Oven and Washing Machine
- High Ceilings Throughout with Large Windows
- Stylish Barn Door to Bedroom
- Contemporary Bathroom with Bath and Overhead Shower
- Benefitting from Beautiful, Well Maintained Communal Grounds
- Highly Sought-After Location Backing Straight Onto Princes Park
- Amongst a Wealth of Amenities - 10 Minute Walk to Shops, Restaurants and Bars on Aigburth Road

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 39 square metres / 415 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £239.00 per month
- Ground Rent: £1 per year
- Parking: Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge, Washing Machine

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 14/12/2000 (approx)
- Original Lease Term: 189 year(s)
- Lease Expiry Date: 13/12/2189 (approx)
- Lease Term Remaining: 163 year(s) (approx)
- Service Charge: £239 per calendar month
- Ground Rent: £1 per annum
- Leasehold Information: The leasehold was extended as above in May 2024, but it may take 12-18 months for the update to appear on the Land Registry.

### Description

Presented to the market by Atlas Estate Agents, this charming first-floor apartment is nestled in the highly sought-after Devonshire Road, Princes Park, L8.

Part of a stunning period building, this residence effortlessly blends classic architecture with modern living.

Upon entering, you are greeted by a bright and spacious open-plan kitchen, dining, and living area. The kitchen boasts sleek, contemporary fittings, including a gas hob, electric oven, and washing machine, making it as functional as it is stylish. The generous reception room is perfect for entertaining or simply unwinding, with high ceilings and large windows that flood the space with natural light, creating a warm and inviting atmosphere.

The bedroom is a tranquil retreat, accessed via a stylish barn door, adding a touch of rustic charm to this modern space. The contemporary bathroom is complete with a bath and overhead shower, offering a perfect blend of comfort and convenience.

This delightful apartment benefits from well-maintained communal grounds, providing a serene outdoor space to enjoy, all while being just steps away from the lush green expanses of Princes Park. The location is truly enviable, with a wealth of amenities just a ten-minute stroll away on Aigburth Road, where you'll find an array of shops, restaurants, and bars.

Offered with no onward chain, this property is an ideal opportunity for first-time buyers or investors seeking a stylish home in one of Liverpool's most desirable areas.

## Additional Images



Bedroom



Communal Gardens



Communal Area



Front Elevation Of Property & Communal Gardens



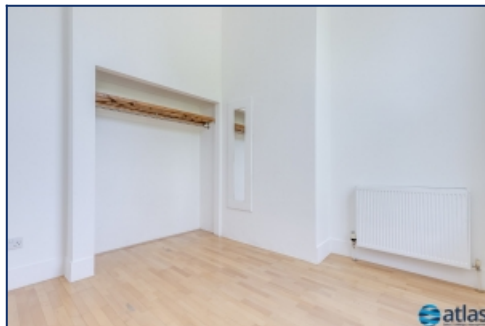
Open Plan Living Space/Kitchen/Dining Space



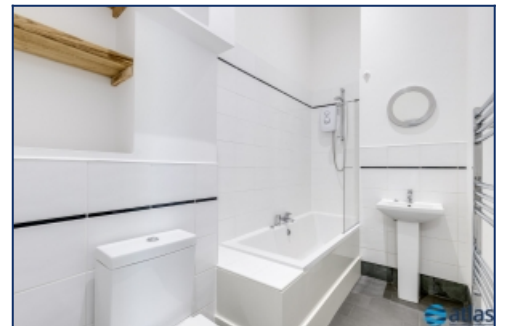
Living Space/Dining Space



Kitchen



Bedroom



Bathroom



Rear Elevation Of Building



Parking

## 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.