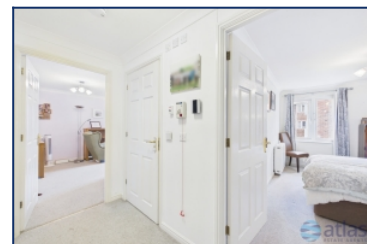


Woolton Road, Childwall, L16



For Sale - £120,000 Offers in Excess of

Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Bright Entrance Hallway with Ideal Enclosed Walk-In Storage
- Cosy and Spacious Reception Room with Feature Fireplace
- Modern Kitchen with Integrated Appliances, Fridge and Separate Freezer
- Convenient Accessible Shower Room
- Well-Appointed Double Bedroom with Fitted Mirrored Wardrobes
- Communal Parking and Well-Maintained Gardens
- Offered to the Market with No Onward Chain
- Purpose-Built Retirement Living for Residents with a Minimum Age of 60

Further Details

- Tenure: Leasehold
- Floor: 1 (with lift access)
- No. of Floors: 1
- Floor Space: 43 square metres / 464 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £230.79 per month
- Ground Rent: £425 per year
- Parking: Communal
- Outside Space: Communal Gardens
- Heating/Energy: Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/02/2007 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/01/2132 (approx)
- Lease Term Remaining: 105 year(s) (approx)
- Service Charge: £231 per calendar month
- Ground Rent: £425 per annum
- Leasehold Information: Ground rent and service charges invoiced twice a year.

Ground rent can be increased after the first 23 years, then subsequent 21 year periods.

No share of the freehold owned.

No restrictions on sub-letting (both short and long term), any tenant must meet the age limit (60 years).

Description

Brought to the market by Atlas Estate Agents, this well-presented first-floor apartment in Blackwood Court on Woolton Road, Childwall, offers comfortable and convenient living across one level. With lift access and offered for sale with no onward chain. The development provides purpose-built retirement living for residents with a minimum age of 60, offering a comfortable and welcoming environment.

The bright entrance hallway features an enclosed walk-in storage space, leading into a welcoming reception room that provides a cosy yet spacious setting, complete with a charming feature fireplace. A modern fitted kitchen with integrated appliances, including a fridge and separate freezer, offers a practical space for everyday cooking, while the well-appointed double bedroom benefits from fitted mirrored wardrobes, providing excellent storage.

Completing the accommodation is a convenient accessible shower room. Outside, residents can enjoy well-maintained communal gardens together with the added benefit of communal parking.

With its appealing combination of comfort, practicality and a convenient Childwall location, this attractive apartment is not to be missed. The property offers an excellent opportunity for those seeking a well-maintained home with the added benefits of communal facilities, easy access and a peaceful retirement-living environment.

Additional Images



Bedroom



Shower Room



Front Elevation



Reception Room



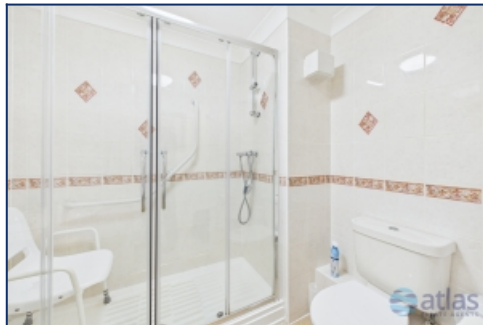
Reception Room



Kitchen

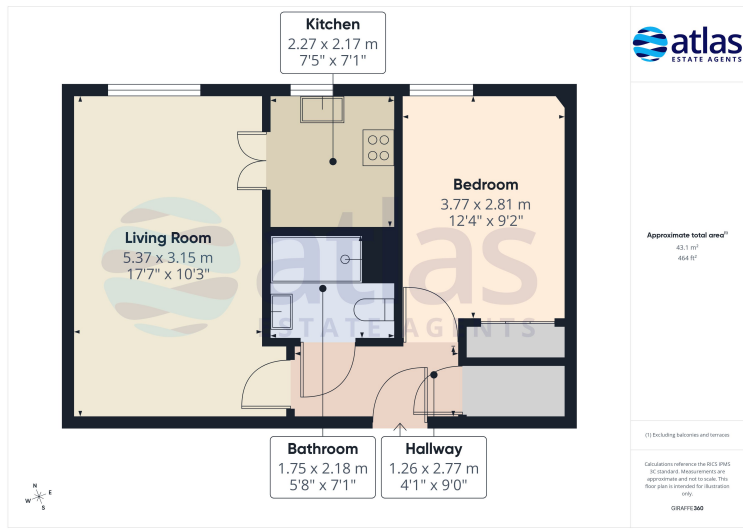


Bedroom



Shower Room

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.