

## Wellington Avenue, Wavertree, L15



**For Sale - £95,000**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- No Onward Chain
- Stylish One Bedroom Flat in the Heart of Wavertree
- Double Glazing Throughout
- Energy-Efficient Electric System Throughout, Including Instant Hot Water (no Boiler) and Individually Controlled, Remotely Operated Electric Radiators for Added Convenience
- Characterful Victorian-Style Bathroom with Spacious Walk-In Shower
- Excellent Transport Links - Minutes from Popular Bus Routes on Smithdown Road
- Amongst a Wealth of Shops, Bars and Restaurants on Smithdown Road
- Recently Upgraded with a Modern Fuse Board, Full External Repointing (last Summer), and New Gutters and Soffits Within the Past Two Years

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 32 square metres / 339 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £40 per calendar month
- Parking: On Street
- Heating/Energy: Electric Heating, Double Glazing

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/03/2004 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 28/02/3003 (approx)
- Lease Term Remaining: 976 year(s) (approx)
- Service Charge: £40 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: While the property is leasehold as stated, the owner also owns a one-third share of the freehold. This means they are both the leaseholder and a joint freeholder.

### Description

Introduced to the market by Atlas Estate Agents, this charming first-floor apartment on Wellington Avenue offers an inviting blend of character and modern convenience, perfectly positioned in the vibrant heart of Wavertree.

Set within a well-maintained building, the property unfolds gracefully across a single floor, providing thoughtfully arranged accommodation that feels both practical and effortlessly stylish. The reception room is a welcoming space, ideal for relaxing or entertaining, while the adjoining kitchen is neatly appointed

to cater to everyday living.

The double bedroom offers a peaceful and comfortable retreat, complemented by a striking Victorian-style bathroom. Here, a spacious walk-in shower and tasteful design details create a sense of understated elegance, marrying period inspiration with contemporary comfort.

Throughout the flat, double glazing ensures warmth and tranquillity, while an energy-efficient electric system enhances modern living. With instant hot water and individually controlled, remotely operated radiators, the home is designed for both efficiency and ease—dispensing entirely with the need for a traditional boiler.

The property has also benefited from recent upgrades, including a modern fuse board, full external repointing carried out last summer, and new gutters and soffits installed within the past two years—offering reassurance to prospective buyers.

Perfectly located, the apartment enjoys excellent transport links, with frequent bus routes just moments away on Smithdown Road. The area itself boasts a lively array of shops, bars and restaurants, placing everything you might need within easy reach.

Offered with no onward chain, this stylish one-bedroom flat presents an ideal opportunity for first-time buyers, investors, or anyone seeking a well-connected home with character and convenience in equal measure.

## Additional Images



Bedroom



Bathroom



Kitchen/Living Area

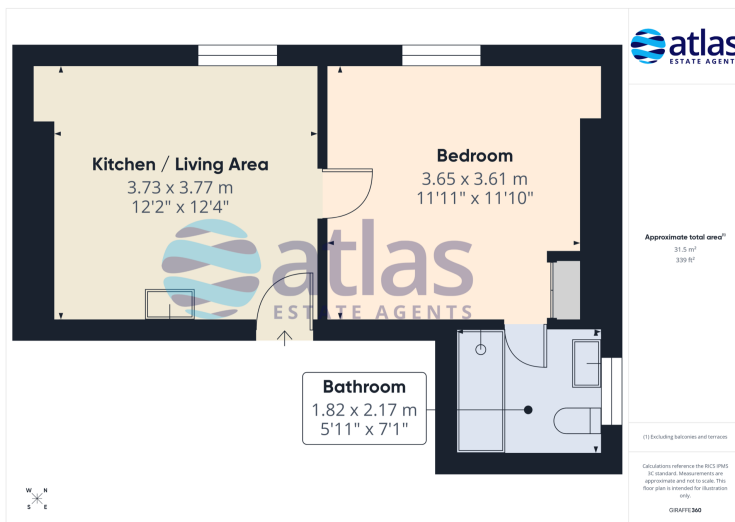


Kitchen/Living Area



Bathroom

## Floor Plans



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