

## Vale Road, Woolton, L25



**For Sale - £175,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Purpose-Built Residential Development for the Over-60s (partner Permitted from Age 55)
- Large, Spacious Lounge Flooded with an Abundance of Natural Light
- Two Generously Proportioned Bedrooms
- Contemporary, Well-Appointed Shower Room
- Stylish, Modern and Well-Equipped Kitchen
- Spacious Communal Lounge with Tv, Kitchenette and Wide Variety of Social Events
- Communal Utility Area with Numerous Washing Machines and Dryers
- Beautifully Landscaped Gardens Full of Charm and Character to Front and Back of Property
- Ideally Located Close to Woolton Village, Camp Hill and Calderstones Park
- Highly Sought-After L25 Location

### Further Details

- Tenure: Leasehold
- Floor: 1 (with lift access)
- No. of Floors: 1
- Floor Space: 70 square metres / 753 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £349.88 per month
- Ground Rent: £496 per year
- Parking: Visitors, Communal
- Outside Space: Communal Gardens
- Appliances/White Goods: Oven (Electric), Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 29/04/2008 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 28/04/2133 (approx)
- Lease Term Remaining: 106 year(s) (approx)
- Service Charge: £4,199 per annum
- Ground Rent: £496 per annum

### Description

Brought to the market by Atlas Estate Agents, this delightful first-floor apartment is set within a well-regarded, purpose-built residential development designed for the over-60s (with a partner permitted from the age of 55), in the heart of the highly sought-after L25 postcode. Located on Vale Road in Woolton, the property offers well-planned accommodation arranged over a single level, combining comfort, accessibility and a strong sense of community. A lift provides easy access throughout the fully accessible building, and with no onward chain, the apartment presents a rare opportunity for a smooth and stress-free purchase.

At the heart of the home is a large, spacious lounge, beautifully flooded with natural light and offering a warm, welcoming space to relax or entertain. The kitchen is thoughtfully arranged and practical, while two generously sized bedrooms provide flexible accommodation for residents and guests alike. A modern, well-appointed shower room completes the private living space, finished to a contemporary standard. Beyond the apartment, residents benefit from excellent communal facilities, including a shared utility and washing area with kitchen, and a spacious communal lounge with television and a programme of regular social events that foster a friendly, sociable atmosphere.

Outside, beautifully landscaped communal gardens are full of charm and character, offering peaceful spots to enjoy the changing seasons. Ideally located close to Woolton Village, Camp Hill and the open green spaces of Calderstones Park, this apartment perfectly balances tranquillity with convenience, making it an exceptional choice for those seeking comfortable living in one of South Liverpool's most desirable locations.

## Additional Images



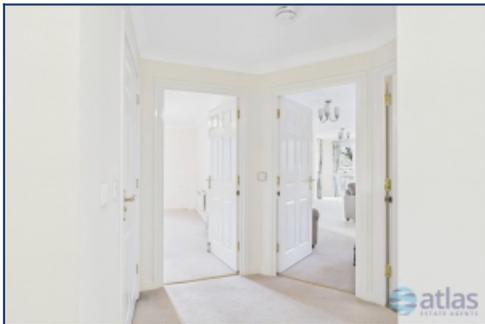
Bedroom



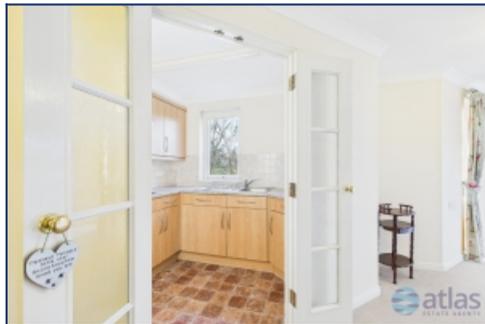
Communal Gardens



Living Room



Hallway



Kitchen



Living Room



Bedroom



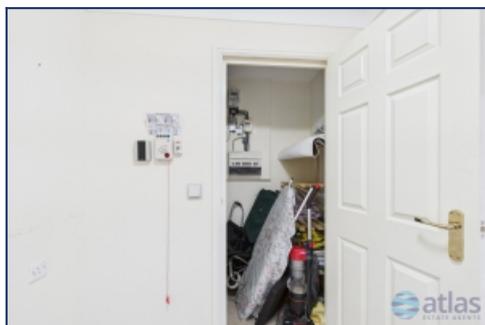
Bedroom



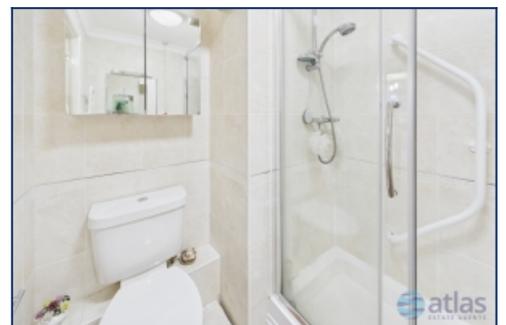
Bedroom



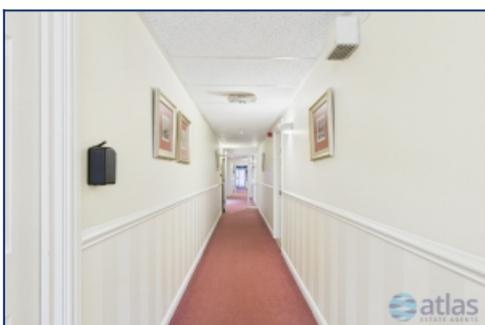
Bedroom



Storage



Bathroom



Communal Hallway



Communal Lounge/Dining Area

Communal Lounge/Dining Area



Communal Gardens

Communal Lounge/Dining Area



Communal Gardens

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

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

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://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.