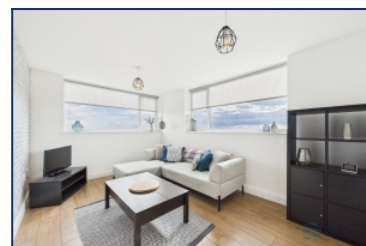


Greenbank Lane, Sefton Park, L17



For Sale - £100,000 Offers in the Region of

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: D
- Cash Buyers Only
- Prime Location on the Edge of Sefton Park
- Stylish and Contemporary Finish Throughout
- Two Generously Sized Bedrooms
- Lounge Offering Stunning Views of Sefton Park and the City Skyline
- Step-Free Access with Lift Serving All Floors
- Secure Parking with Gated Entry for Residents and Visitors
- Located Just a 5-Minute Walk from Smithdown Road's Amenities
- Surrounded by Picturesque Green Spaces
- Viewing Highly Recommended

Further Details

- Tenure: Leasehold
- Floor: 13 (with lift access)
- No. of Floors: 1
- Floor Space: 53 square metres / 569 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £163.78 per month
- Ground Rent: £292 per year
- Security: Intercom (Audio Only)
- Parking: Visitors, Gated, Bike Rack, Allocated
- No. of Parking Spaces: 1
- Outside Space: Balcony
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Induction), Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 04/02/2014 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 03/02/2264 (approx)
- Lease Term Remaining: 237 year(s) (approx)
- Service Charge: £1,965 per annum
- Ground Rent: £292 per annum

Description

Brought to the market by Atlas Estate Agents, this stylish 13th-floor flat is situated in a prime position on the edge of Sefton Park, L17. Offered for sale with no onward chain and to cash buyers only, the property provides well-presented accommodation arranged over one floor, with lift access serving all floors.

The accommodation comprises a welcoming reception room, a modern kitchen, two generously sized bedrooms and a contemporary bathroom. The lounge is a particular highlight, offering stunning views across Sefton Park and towards the city skyline.

The property further benefits from step-free access, secure gated parking for residents and visitors, and a sought-after location surrounded by picturesque green spaces. Smithdown Road's wide range of shops, cafés, restaurants and everyday amenities is also just a five-minute walk away.

With its elevated position, contemporary finish and enviable location, an internal viewing is highly recommended.

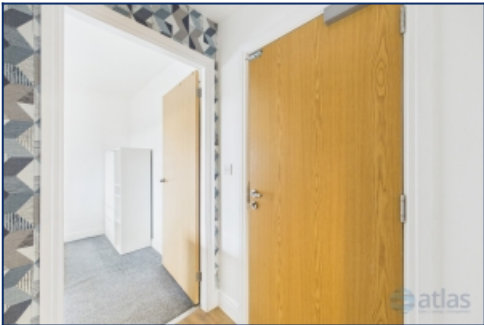
Additional Images



Balcony



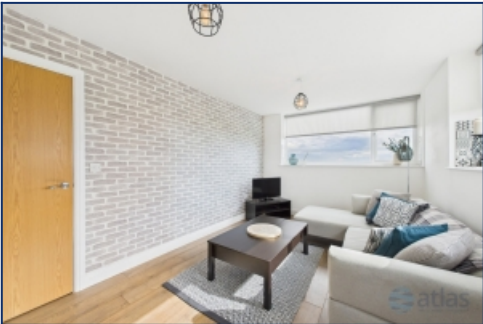
Hallway



Hallway



Living Room



Living Room



Kitchen



Kitchen



Kitchen



Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Balcony View



Balcony View



Entrance (communal Hallway)



Communal Area

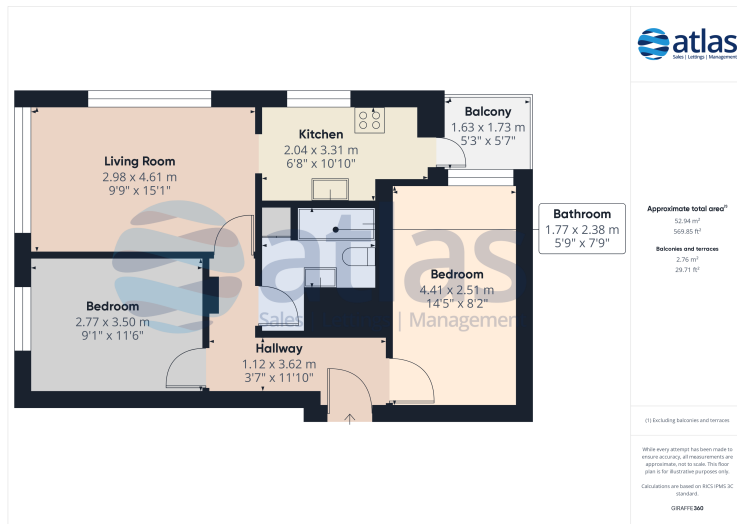


Communal Area



Car Park

Floor Plans



Tel: 0151 727 2469
Fax: 0151 727 4943

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Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: 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.