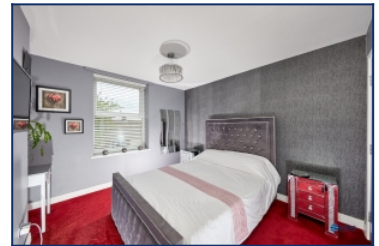
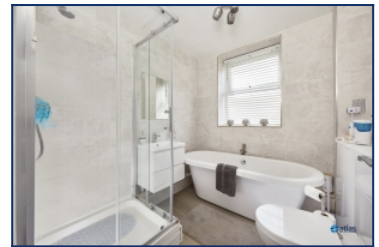


## Acorn Court, Toxteth, L8



For Sale - £130,000 Offers Over

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: E
- Sold with No Onward Chain
- Spacious Open-Plan Living and Dining Area
- Ample Built-In Storage Throughout
- Light-Filled and Airy Accommodation
- Stylish Contemporary Kitchen
- Two Generously Sized Double Bedrooms
- Sleek Modern Bathroom with Slipper Bath and Separate Shower
- Prime and Sought-After L8 Location
- Convenient Allocated Parking Space
- 15 Minute Walk to Baltic Market

### Further Details

- Tenure: Leasehold
- Floor: 3 (no lift)
- No. of Floors: 1
- Floor Space: 754 square feet / 70 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £120.00 per month
- Ground Rent: Peppercorn
- Security: Intercom (Audio Only)
- Parking: Gated, Allocated
- Outside Space: Communal Gardens
- Appliances/White Goods: Double Oven (Electric), Hob (Ceramic), Fridge, Freezer, Washing Machine

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/03/1992 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 28/02/2142 (approx)
- Lease Term Remaining: 115 year(s) (approx)
- Service Charge: £120 per calendar month
- Ground Rent: Peppercorn

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented two-bedroom flat offers stylish and spacious living in the heart of the vibrant L8 district. Situated on the third floor of the popular Acorn Court development in Toxteth, this well-appointed home is perfect for professionals, couples, or single income households alike.

Step inside and you'll immediately appreciate the light-filled, airy atmosphere that flows throughout. The accommodation is arranged over one level and thoughtfully designed, offering a seamless blend of comfort and contemporary style. At the heart of the home lies a generous open-plan living and dining area, ideal for both relaxing and entertaining, with ample natural light creating a warm and welcoming ambience.

The sleek, modern kitchen is both practical and elegant, featuring clean lines and contemporary finishes, perfectly suited for modern living. Two generously sized double bedrooms provide peaceful retreats, each benefitting from excellent built-in storage solutions. The bathroom is a true standout — a chic, modern space boasting a luxurious slipper bath and a separate walk-in shower.

Additional benefits include ample storage throughout, a convenient allocated parking space, and the huge advantage of being sold with no onward chain.

Located just a 15-minute stroll from the ever-popular Baltic Market and the thriving creative quarter, this is a prime and sought-after location that offers the perfect balance of urban convenience and community charm.

A superb opportunity not to be missed — early viewing is highly recommended.

## Additional Images



Entrance Hallway



Hallway



Dining Area / Lounge



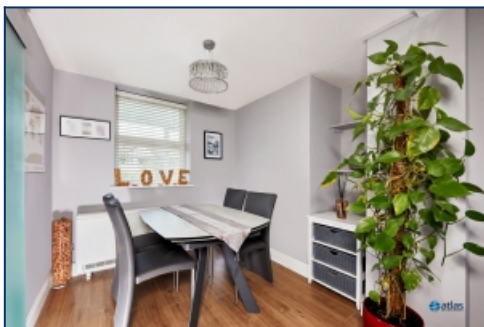
Dining Area / Lounge



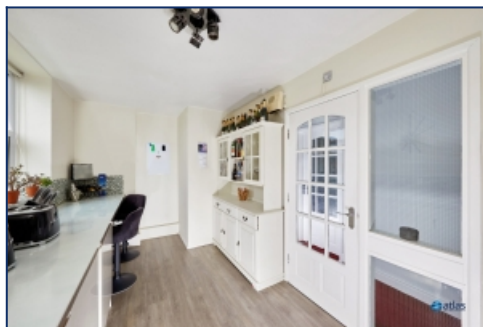
Dining Area / Lounge



Dining Area / Lounge



Dining Area / Lounge



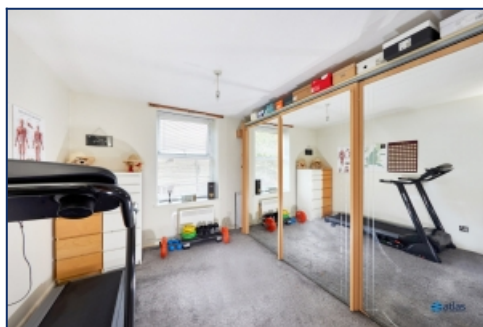
Kitchen



Kitchen



Hallway

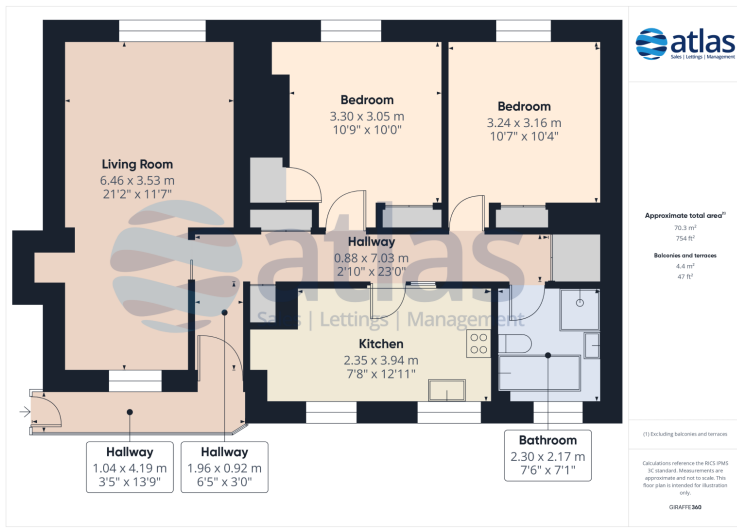


Bedroom



Entrance Gate

## 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.