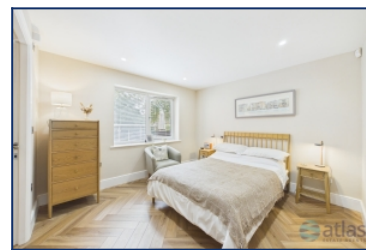


Moorcroft Road, Allerton, L18



For Sale - £440,000 Offers in the Region of

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: B
- Bright and Welcoming Entrance Hallway with Separate Wc
- Beautifully Presented Living Space with Bifold Doors to Outdoor Space/Patio
- Modern Kitchen with Dining Space and Bi-Fold Doors to Terrace
- The Principal Bedroom Is a Generous and Stylish Retreat, Featuring Fitted Wardrobes and Its Own En-Suite Shower Room
- The Second Bedroom Is Also Well Presented and Benefits from a Modern En-Suite Bathroom
- Property Benefits from Underfloor Heating Throughout
- Allocated Gated Parking in a Popular Residential Location

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 84 square metres / 899 square feet
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Service Charge: £167.12 per month
- Ground Rent: Peppercorn
- Security: Intercom (Audio Only), Intercom (Video)
- Parking: Gated, Allocated
- Outside Space: Terrace, Communal Gardens
- Heating/Energy: Under Floor Heating, Gas Central Heating, Double Glazing
- Appliances/White Goods: Fridge/Freezer, Washer Dryer, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2021 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3019 (approx)
- Lease Term Remaining: 993 year(s) (approx)
- Service Charge: £167 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: No ground rent.

Share of freehold is in progress.

Pets require consent.

Description

Brought to the market by Atlas Estate Agents, this beautifully presented ground-floor apartment on Moorcroft Road, Allerton, L18, offers stylish and contemporary living within a popular residential setting. Arranged over one floor, the property provides well-proportioned accommodation with an emphasis on modern design, comfort and practicality.

A bright and welcoming entrance hallway provides an inviting introduction to the home, with the added benefit of a separate WC. The accommodation continues into a beautifully presented living space, where bi-fold doors allow plenty of natural light into the room and provide direct access to the outdoor space.

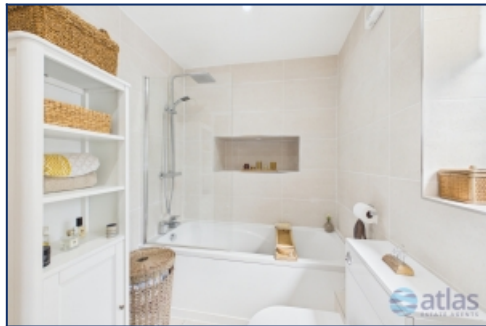
The modern kitchen is well appointed with integrated appliances and incorporates a useful dining area. Bi-fold doors open onto a further terrace, creating a seamless connection between the kitchen and outside space, ideal for entertaining or enjoying the warmer months.

The principal bedroom is a generous and stylish retreat, featuring fitted wardrobes and a modern en suite bathroom. The second bedroom is also well presented and benefits from its own en suite shower room, making the property particularly well suited to couples, sharers or those seeking comfortable guest accommodation.

Further benefits include underfloor heating throughout, adding an extra level of comfort, while allocated gated parking provides convenient off-road parking.

Combining contemporary interiors, excellent bedroom accommodation and attractive outdoor space, this impressive apartment offers a superb opportunity to acquire a modern home in a desirable Allerton location.

Additional Images



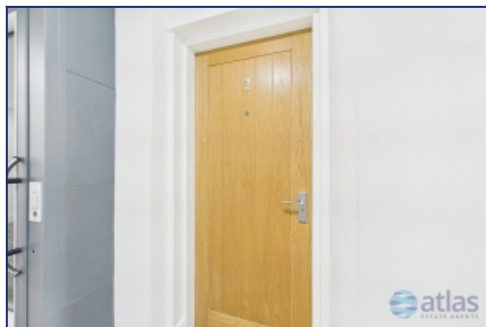
En-suite To Bedroom One



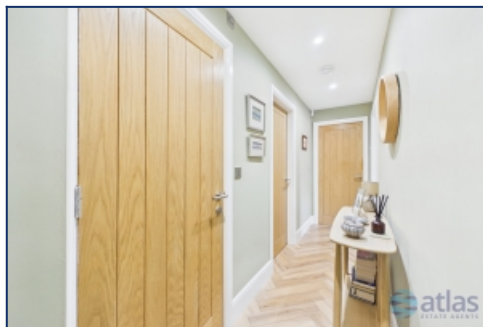
Aerial Terrace View



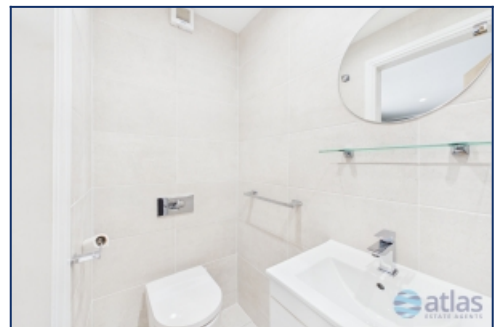
Entrance



Entrance



Hallway



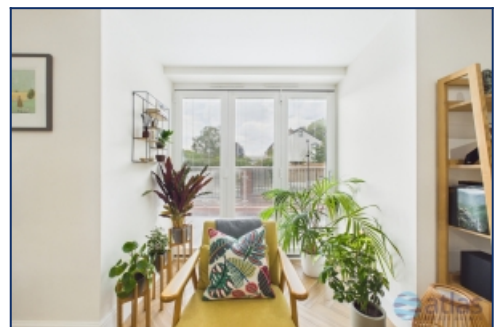
Wc



Living Space



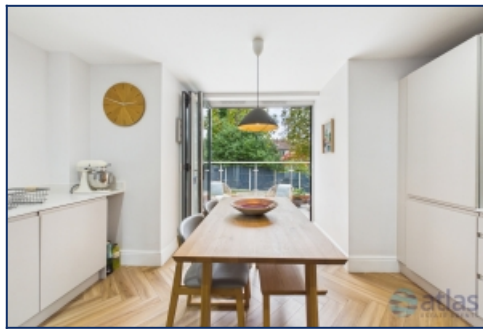
Living Space



Living Space



Kitchen/Dining Space



Dining Space



Kitchen



Kitchen



Terrace



Terrace



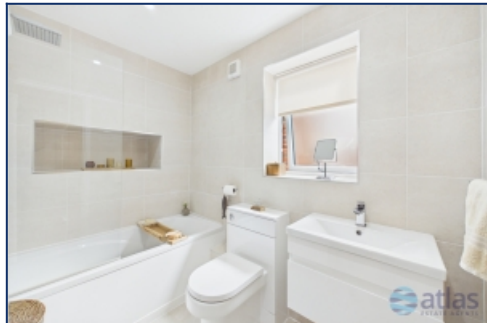
Terrace



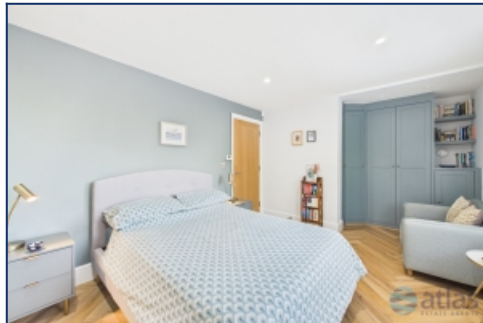
Terrace/Garden



Bedroom One



En-suite To Bedroom One



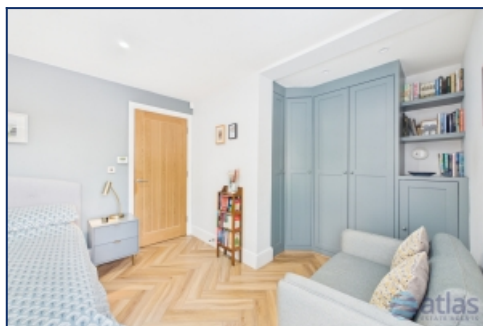
Bedroom Two



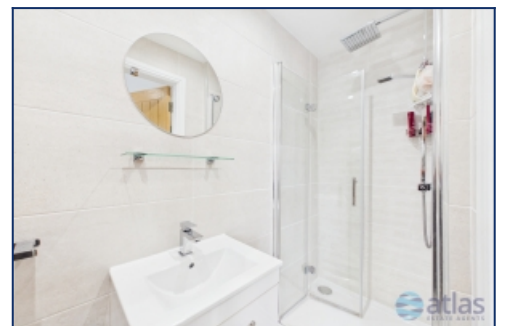
Bedroom Two



Bedroom Two



Bedroom Two



En-suite To Bedroom Two



En-suite To Bedroom Two



Terrace

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
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.