Eton Court, Calderstones, L18









For Sale - £190,000

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: B
- Large Living Room at the Heart of the Home
- Attractive Kitchen with Appliances Included
- Spacious Bedrooms with Large Windows
- Modern Bathroom with Separate Shower
- Separate Wc
- Balcony Overlooking the Communal Gardens
- Sought-After L18 Location
- Viewing Highly Recommended

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 64 square metres / 688 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £135.00 per month
- Ground Rent: £100 per year
- Security: Intercom (Audio Only)
- Parking: Communal, Bike Rack, Off Street
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge/Freezer, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 06/07/2006 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 05/07/3005 (approx)
- Lease Term Remaining: 978 year(s) (approx)
- Service Charge: £135 per calendar month
- Ground Rent: £100 per annum
- Leasehold Information: Pets not allowed.
  No restriction on subletting.

Description

Brought to the market by Atlas Estate Agents, this well-positioned first-floor flat is offered for sale with no onward chain and is situated within Eton Court, Calderstones, L18. Offering well-proportioned accommodation arranged over one floor, the property is ideally suited to a range of buyers seeking a comfortable home in a sought-after location.

The property opens into an entrance area leading through to a large reception room, creating a welcoming heart to the home. The attractive kitchen is well equipped with a range of fitted units and appliances included, providing a practical and inviting space for everyday cooking.

There are two spacious bedrooms, both benefiting from large windows which allow plenty of natural light into the rooms. The modern bathroom is fitted with a separate shower, complemented by a separate WC for added convenience.

A particular highlight is the balcony, which overlooks the well-maintained communal gardens and provides a pleasant outdoor space to relax. The property also benefits from off street, communal parking, lockable bike storage within the car park and a large storage cupboard located in the hallway outside the flat, providing useful additional storage.

Located in the popular L18 area, Eton Court is well placed for the amenities, green spaces and transport links available in and around Calderstones. With its spacious accommodation, balcony, communal parking and no onward chain, viewing is highly recommended to fully appreciate what this property has to offer.

Additional Images


Communal Garden


Hallway


Living Room


Living Room


Living Room


Kitchen


Kitchen

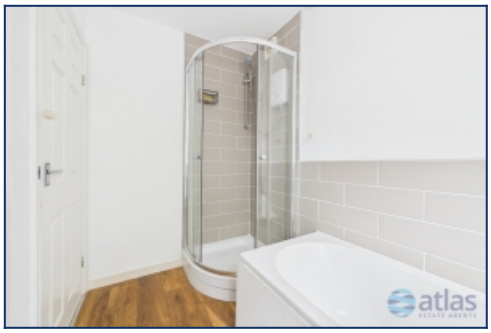

Kitchen


Bedroom One


Bedroom Two


Bedroom Two


Bathroom



Bathroom



Wc



Balcony



Balcony



Communal Hallway



Communal Hallway

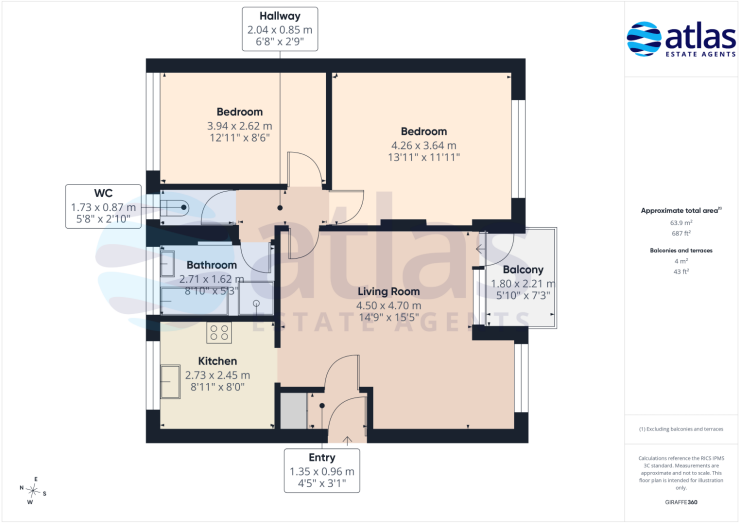


Back Elevation



Car Park

Floor Plans



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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.