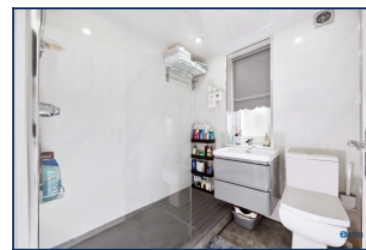
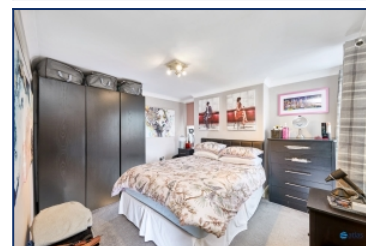


Wavertree Nook Road, Wavertree, L15



For Sale - £180,000 Offers Over

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: D
- Sought-after Wavertree L15 Location
- Spacious and Light-filled Lounge
- Stylish Contemporary Kitchen
- Two Generously Sized Double Bedrooms
- Versatile Downstairs Second Bedroom, Ideal as a Home Office
- Sleek Modern Bathroom with Walk-in Shower
- Access to Communal Gardens
- Energy-efficient Double Glazing and Gas Central Heating
- Convenient Walking Distance to Broad Green Station

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Floor Space: 789 square feet / 73 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Induction)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 11/08/2006 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 10/08/3005 (approx)
- Lease Term Remaining: 980 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: The leasehold property has a start date of 11th August 2006, with an original lease term of 999 years. There is no ground rent or service charge. Instead, the owner, along with four others, manages property maintenance through Wavertree Nook Management Company, sharing repair costs equally and contributing to building insurance based on property size, with 47A responsible for 23% of the fee. There are no restrictions on pets or sub-letting. An EWS1 form is not available. No formal management company oversees upkeep; instead, a gardener is employed at £4

per month per owner for garden and bin area maintenance, with additional work arranged as needed.

Description

A Stylish and Spacious Home in the Heart of Wavertree

Brought to the market by Atlas Estate Agents, this beautifully presented two-bedroom flat on the sought-after Wavertree Nook Road, L15, offers a perfect blend of modern style and comfortable living.

Set over two floors, this charming ground-floor property boasts a spacious and light-filled reception room, providing a welcoming space to relax or entertain. The stylish contemporary kitchen is thoughtfully designed, offering ample storage and sleek finishes to complement modern lifestyles.

The property features two generously sized double bedrooms, with the versatile downstairs second bedroom offering the ideal space for a home office, guest room, or creative studio. A sleek, modern bathroom, complete with a luxurious walk-in shower, adds to the home's impressive appeal.

Enjoy the added benefits of energy-efficient double glazing and gas central heating, ensuring comfort all year round. Residents also have access to well-maintained communal gardens, perfect for enjoying a moment of tranquillity.

Ideally situated within walking distance of Broad Green Station, this fantastic location offers excellent transport links and easy access to local amenities, making it an attractive choice for professionals, first-time buyers, and investors alike.

Don't miss the opportunity to make this stylish and well-located property your new home. Contact Atlas Estate Agents today to arrange a viewing.

Additional Images



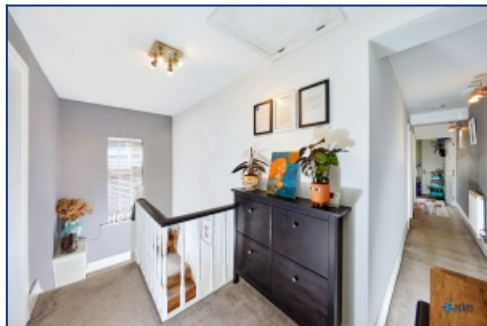
Lounge



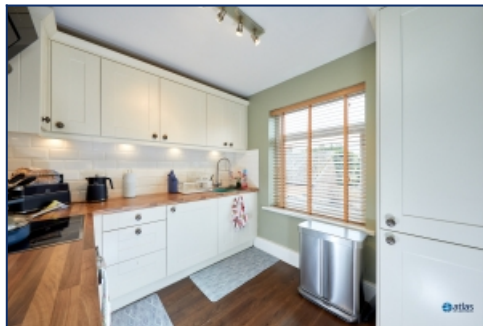
Hallway



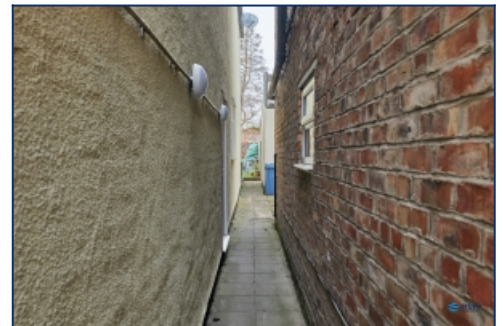
Bedroom Two



Landing



Kitchen



Communal Area



Communal Area

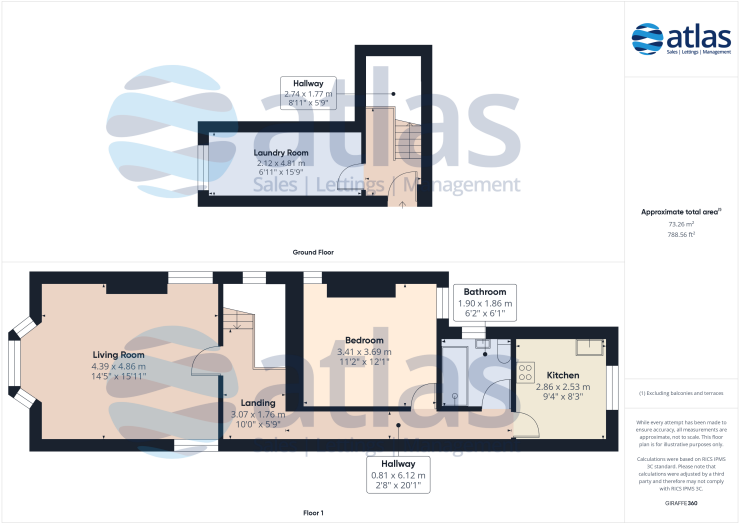


Communal Garden



Communal Garden

Floor Plans



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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.