

## Davenham Court, Wavertree, L15



For Sale - £130,000 Offers in the Region of

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: B
- No Onward Chain
- Bright and Spacious Reception Room Featuring Juliet Balcony
- Modern Shaker-Style Kitchen with Integrated Appliances
- Two Versatile Bedrooms
- Master Bedroom Featuring Juliet Balcony
- Fully Tiled Bathroom with Bath and Overhead Shower
- Stylish Wood-Effect Flooring Throughout
- Allocated, Off-Street Parking

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 50 square metres / 536 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £108.68 per month
- Ground Rent: £310 per year
- Security: Burglar Alarm
- Parking: Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 29/12/2004 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 28/12/2154 (approx)
- Lease Term Remaining: 128 year(s) (approx)
- Service Charge: £1,304 per annum
- Ground Rent: £310 per annum
- Leasehold Information: No share of the freehold owned.

Yearly service charges not due to change until a review in April 2027.

No restrictions on sub letting or pets.

## Description

Brought to market by Atlas Estate Agents, this well-presented first-floor apartment in Davenham Court, Wavertree (L15) offers stylish, single-level living with no onward chain. The bright and spacious reception room is enhanced by a Juliet balcony, creating a welcoming and airy feel, while a modern Shaker-style kitchen comes complete with integrated appliances.

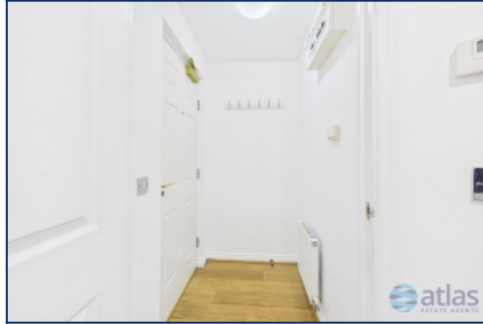
The property comprises two versatile bedrooms, including a generous principal bedroom also benefiting from a Juliet balcony, alongside a fully tiled bathroom fitted with a bath and overhead shower. Stylish wood-effect flooring runs throughout, adding warmth and cohesion to the interiors.

Further advantages include allocated off-street parking, making this an ideal home for first-time buyers, downsizers, or investors seeking a move-in-ready apartment in a convenient and popular location.

## Additional Images



Hallway



Entrance Hallway



Bathroom



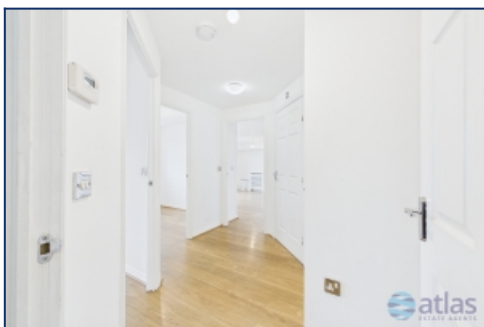
Reception Room



Bedroom 2



Bedroom 1

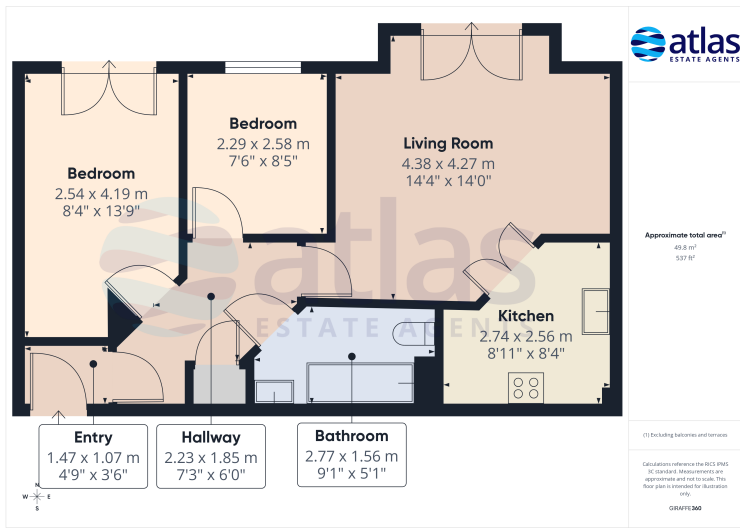


Entrance Hallway



Front Elevation

## 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.