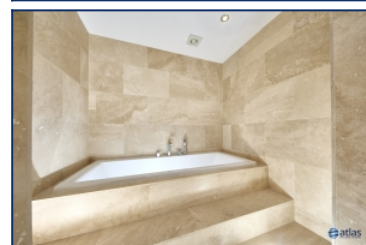


## Carnatic Road, Mossley Hill, L18



**For Sale - £350,000 Offers in Excess of**

### Key Features

- 3 Bedroom 3 Bathroom Apartment
- EPC Rating: C
- No Onward Chain
- Spacious Open Plan Reception Room with Bay Windows and Plentiful Natural Light
- Contemporary Fitted Kitchen Including Appliances, Island Area & Spotlights
- Three Spacious Bright and Airy Bedrooms
- Large Fully Tiled Family Bathroom
- Two Modern Fully Tiled En Suite Shower Rooms
- Well Maintained Communal Garden Areas
- Secure Off Road Gated Parking
- Surrounded by Great Schools, Local Green Spaces and Excellent Transport Links
- Highly Sought After Area of Mossley Hill L18 - Close to a Wealth of Amenities - Minutes to Lark Lane and Sefton Park

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 115 square metres / 1,234 square feet
- Council Tax Band: F
- Local Authority: Liverpool City Council
- Service Charge: £1,560 per annum
- Security: Burglar Alarm, Intercom (Audio Only)
- Parking: Off Street, Gated, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Microwave, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/07/2001 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 30/06/2151 (approx)
- Lease Term Remaining: 125 year(s) (approx)
- Service Charge: £1,560 per annum
- Ground Rent: Peppercorn
- Leasehold Information: In 2014, the leaseholders of Grosvenor Court collectively purchased the Freehold title. As part of this purchase, the leaseholders agreed to extend their leases and eliminate ground rent restrictions. As a result, leaseholders are no longer charged ground rent.

Key terms of the agreement include:

- Lease term extension from 150 years to 999 years
- Annual ground rent reduced from £150 to a nominal "peppercorn" amount
- Removal of Rent Review Provisions within the lease

If a buyer wishes to proceed with the lease extension, they will be responsible for both the Freehold company's and their own solicitor's fees.

## Rental Information

- Current Rent: £1,650 per calendar month
- Gross Yield (Based on Current Rent): 5.7%
- Tenancy Notes: Rolling tenancy.

## Description

Brought to the market by Atlas Estate Agents, this exquisite apartment offers an unparalleled living experience in the highly sought-after area of Mossley Hill, L18. Situated on the prestigious Carnatic Road, this first-floor residence promises a blend of modern comfort and timeless elegance.

Step inside this expansive apartment and be greeted by a spacious open plan reception room, where bay windows bathe the space in abundant natural light. The contemporary fitted kitchen, complete with high-end appliances, a central island area, and stylish spotlights, is perfect for both everyday living and entertaining guests.

The accommodation is thoughtfully arranged over one floor, ensuring convenience and accessibility. This luxurious home boasts three generous bedrooms, each designed to be bright and airy sanctuaries. The master suite and one additional bedroom feature en suite shower rooms, fully tiled with sleek, modern finishes, offering a touch of opulence to your daily routine. A large, fully tiled family bathroom serves the third bedroom and guests alike, providing ample space and comfort.

With no onward chain, this property allows for a seamless transition to your new home. The well-maintained communal garden areas offer a serene escape, perfect for leisurely afternoons outdoors. Secure off-road gated parking ensures peace of mind for you and your family.

This prime location is surrounded by excellent schools, lush local green spaces, and superb transport links, making it ideal for families and professionals alike. Just minutes away, you'll find the vibrant Lark Lane and the picturesque Sefton Park, along with a wealth of amenities that cater to every need.

Don't miss this rare opportunity to own a piece of luxury in Mossley Hill. Contact Atlas Estate Agents today to arrange a viewing of this stunning apartment on Carnatic Road. Your dream home awaits.

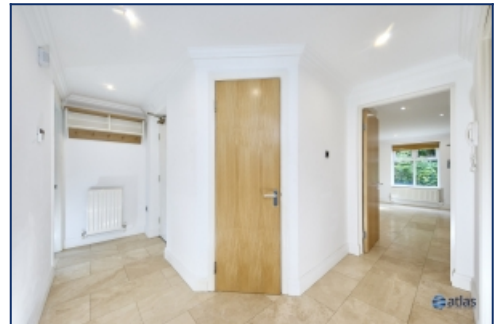
## Additional Images



Kitchen



Bedroom 2



Hallway



Kitchen

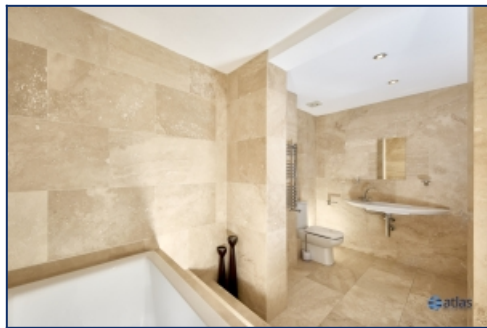


Kitchen

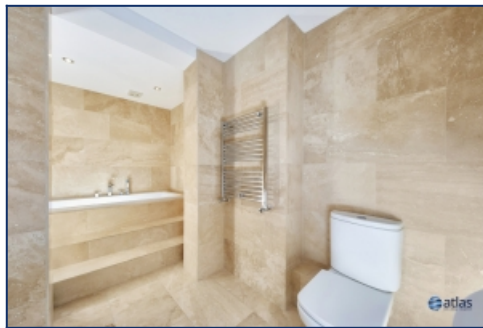


Lounge





Bathroom



Bathroom



Bedroom 1



En Suite Bathroom (bedroom 1)



En Suite Bathroom (bedroom 2)



Bedroom 3



Bedroom 3



External Parking



Communal Gardens



Communal Gardens

## Floor Plans



Fax: 0151 727 4943

Mossley Hill, Liverpool, L18 1LN

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.