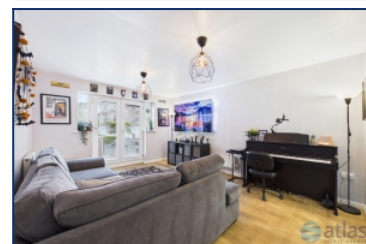
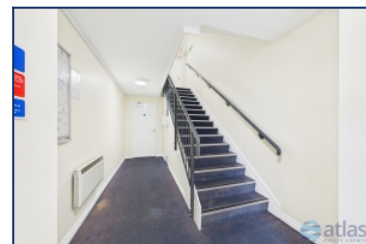


Davenham Court, Wavertree, L15



For Sale - £140,000 Offers in Excess of

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: B
- Well-Presented Two-Bedroom Apartment with Two Bathrooms, Allocated Parking and Communal Gardens
- Welcoming Entrance with a Practical Porch Leading Into a Bright and Spacious Hallway
- Generous Living Room with a Juliet Balcony, Creating a Bright and Airy Living Space
- Modern Fitted Kitchen with Integrated Appliances and Ample Storage Throughout
- Spacious Principal Bedroom with a Contemporary En-Suite Shower Room and a Further Juliette Balcony
- Well-Proportioned Second Bedroom, Ideal as a Guest Room or Home Office
- Stylish Modern Family Bathroom Finished to a High Standard

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 52 square metres / 563 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £109.68 per month
- Ground Rent: £310 per year
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Electric Heating
- Appliances/White Goods: Oven (Electric), Hob (Induction)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2004 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 31/12/2153 (approx)
- Lease Term Remaining: 127 year(s) (approx)
- Service Charge: £110 per calendar month
- Ground Rent: £310 per annum
- Leasehold Information: No bird, reptile or animal may be kept in the flat without landlord consent, which may be withdrawn.

Pets are permitted only with landlord consent. Subletting the whole property appears permitted subject to lease conditions.

Subletting part of the property is prohibited.

Description

Brought to the market by Atlas Estate Agents, this well-presented two-bedroom, two-bathroom apartment is situated on the second floor of the popular Davenham Court development in Wavertree, L15. Offered with no onward chain, the property is an excellent opportunity for first-time buyers, professionals, downsizers or investors seeking a home in a convenient and well-connected location.

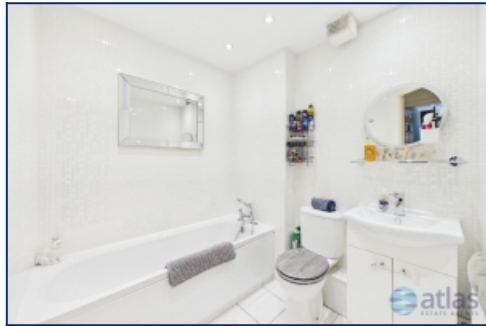
The apartment benefits from allocated parking and well-maintained communal gardens, while internally the accommodation is arranged over one floor and has been thoughtfully designed to maximise both space and natural light. A welcoming entrance provides a practical area for coats and shoes before leading into a bright and spacious hallway.

At the heart of the home is the generous reception room, a light-filled living space enhanced by a Juliet balcony, creating a bright and airy atmosphere ideal for both relaxing and entertaining. Just off the living area is a modern fitted kitchen, complete with integrated appliances, ample worktop space and excellent storage, offering both style and practicality.

The spacious principal bedroom benefits from a contemporary en-suite shower room, providing a private retreat, while the second bedroom is well-proportioned and perfectly suited as a guest bedroom, home office or additional living space. A stylish family bathroom, finished to a modern standard, serves the remainder of the accommodation.

Combining spacious accommodation, modern interiors and an excellent location, this attractive apartment offers comfortable, low-maintenance living with the added benefit of no onward chain, making it ready for its next owner to move straight in and enjoy.

Additional Images



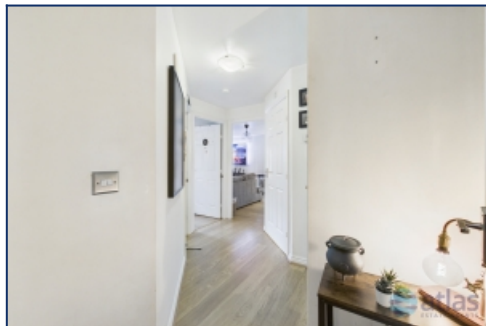
Bathroom



Entrance To Building



Entry To Apartment



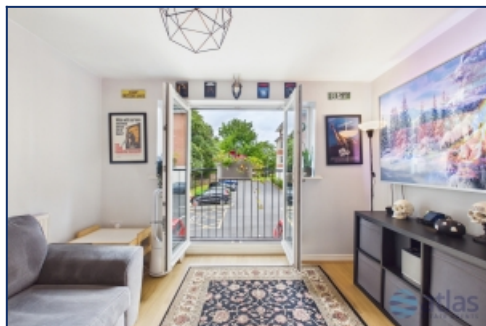
Entrance Hallway



Living Space



Living Space



Juliette Balcony To Living Space



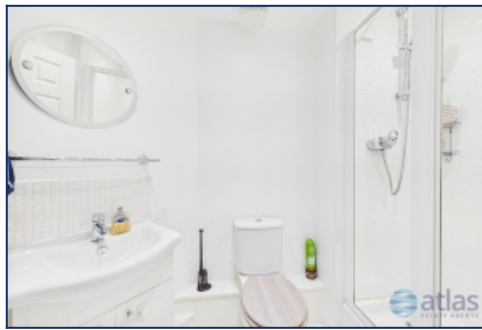
Kitchen



Bedroom One



Bedroom One



En-suite To Bedroom One



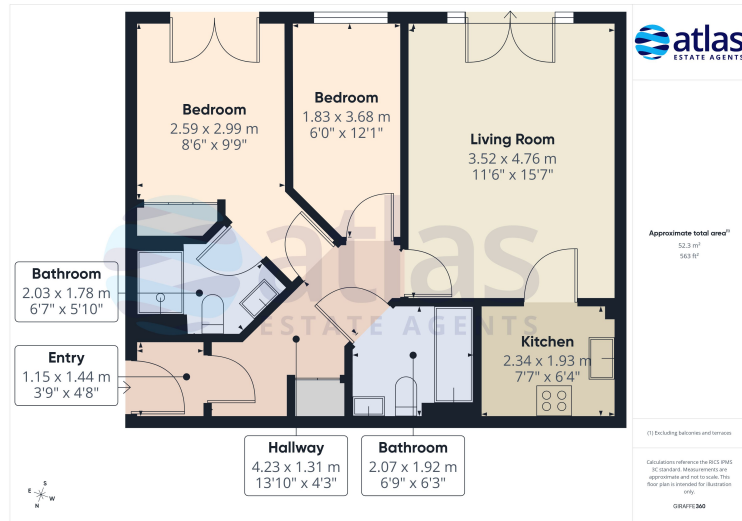
En-suite To Bedroom On



Bedroom Two



Floor Plans



Tel: 0151 727 2469
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Mossley Hill, Liverpool, L18 1LN

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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.