

## Springhill Court, Wavertree, L15



**For Sale - £180,000**

### Key Features

- 2 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: D
- With No Onward Chain, a Lovely Two-Bedroom Ground Floor Apartment with Private Entrance and Access to It's Own Communal Garden Space
- Large, Bright and Spacious Hallway with Additional Storage
- Generous Living Room with a Large Window Providing Plenty of Natural Light
- Master Bedroom Is Spacious and Light-Filled with Fitted Wardrobes
- Second Bedroom Is Well-Proportioned
- Modern Kitchen with Integrated Appliances
- Contemporary Bathroom
- Property Benefits from Communal Gardens, Parking and Sash Windows

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 63 square metres / 678 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £160.00 per month
- Ground Rent: Peppercorn
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating
- Appliances/White Goods: Cooker (Electric), Hob (Ceramic), Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 27/07/2006 (approx)
- Original Lease Term: 199 year(s)
- Lease Expiry Date: 26/07/2205 (approx)
- Lease Term Remaining: 179 year(s) (approx)
- Service Charge: £160 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: No ground rent.

The service charge includes any property insurance, window cleaning and garden maintenance.

No major works planned or ongoing.

Pets allowed.

No restrictions on sub-letting.

## Description

Brought to the market by Atlas Estate Agents, this charming ground-floor flat in Springhill Court, Wavertree, L15, is offered with no onward chain. Boasting a private entrance, the accommodation is arranged over one floor and features a large, bright hallway with ample storage, a generous reception room filled with natural light, a modern kitchen with integrated appliances, a contemporary bathroom, and two well-proportioned bedrooms, including a master with fitted wardrobes. The property further benefits from communal gardens, parking, and classic sash windows, offering a comfortable and inviting home.

## Additional Images



Living/Dining Space



Bedroom Two



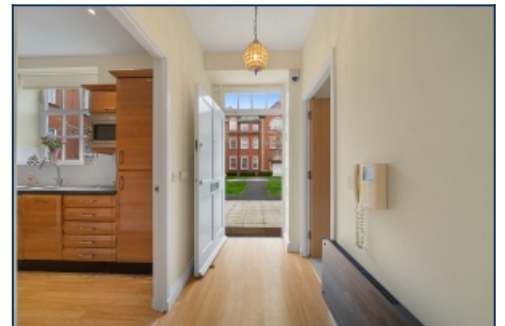
Front Elevation Of Property



Front Elevation Of Property With Garden Space



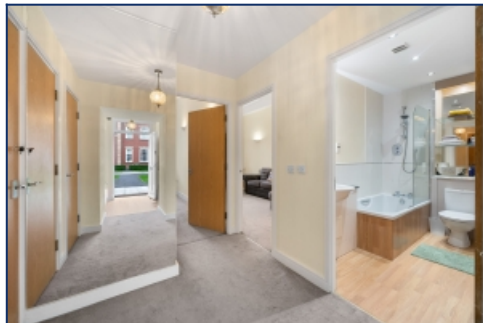
Private Entrance



Entrance Hallway



Entrance Hallway



Entrance Hallway



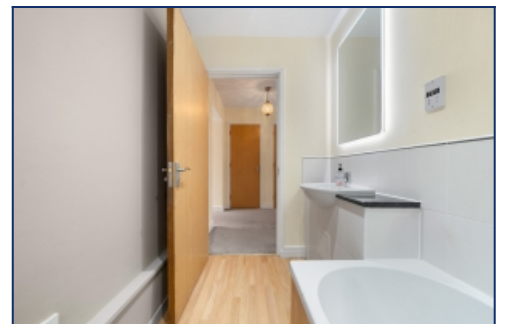
Entrance Hallway



Kitchen



Kitchen



Bathroom



Living/Dining Space



Living/Dining Space



Living/Dining Space



Dining Space



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Aerial View Of Building

## 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.