

## Mossley Hill Drive, Mossley Hill, L17



## For Sale - £280,000 Offers in the Region of

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Beautifully Presented Two-Bedroom, One-Bathroom Apartment for Sale in a Highly Sought-After Location, Boasting Impressive Views Over Sefton Park
- The Communal Hallway Is Bright and Benefits from Stained Glass Windows, Which Are a Unique and Striking Feature of the Building.
- Welcoming Entrance Hallway with a Modern Feel, Providing Access to All Rooms.
- Bright and Spacious Living Room Featuring a Large Window with Lovely Open Views of Sefton Park
- Separate Kitchen and Dining Room with a Generous Bay Window, Allowing an Abundance of Natural Light
- Substantial Main Bedroom with a Large Window and an Attractive Feature Fireplace.
- Second Bedroom Is a Well-Proportioned Double Room with Ample Natural Light
- Stylish Modern Bathroom Finished to a High Standard
- The Property Benefits from Sash Windows and High Ceilings Throughout, as Well as Parking, All Set Within a Popular Location.

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 75 square metres / 806 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £217.08 per month
- Ground Rent: Peppercorn
- Parking: Off Street
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Appliances/White Goods: Hob (Gas), Oven (Gas), Fridge, Washing Machine

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/04/1999 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/03/2124 (approx)
- Lease Term Remaining: 97 year(s) (approx)
- Service Charge: £217 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: No ground rent as it is built into the service charge.

No mechanism for the ground rent to increase during the lease term.

Share of the freehold is owned, split equally to all flats in building.

No current plan for service charge to increase, last increase being 2 years ago.

No restrictions on keeping pets.

No restrictions on sub-letting (both short and long term).

## Description

Atlas Estate Agents are delighted to present this beautifully presented two-bedroom apartment, set along the ever-popular Mossley Hill Drive, L17, enjoying impressive views over Sefton Park. Occupying a single floor, the accommodation is thoughtfully arranged and well balanced throughout.

A welcoming entrance hallway provides access to all rooms, setting the tone for the bright and airy interiors beyond. The spacious reception room is a standout feature, boasting a large window that frames open views of Sefton Park and creates a wonderful sense of space. A separate kitchen and dining room offers both practicality and charm, enhanced by a generous bay window that fills the space beautifully.

The substantial main bedroom benefits from a large window and an attractive feature fireplace, while the second bedroom is a well-proportioned double, ideal for guests, family, or a home office. Completing the property is a stylish, modern bathroom finished to a high standard.

Situated in a highly sought-after location, this apartment combines elegant presentation with a desirable setting, making it an excellent opportunity for a range of buyers.

## Additional Images



Bathroom



Aerial View Of Building



Aerial View Of Building



Entrance



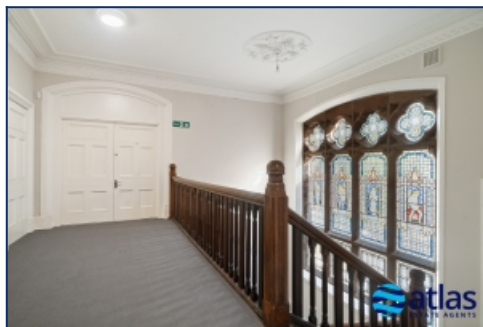
Pathway



Entrance



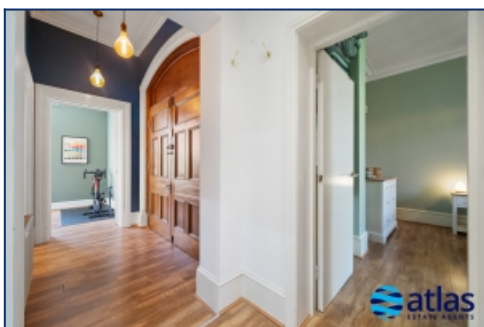
Communal Area



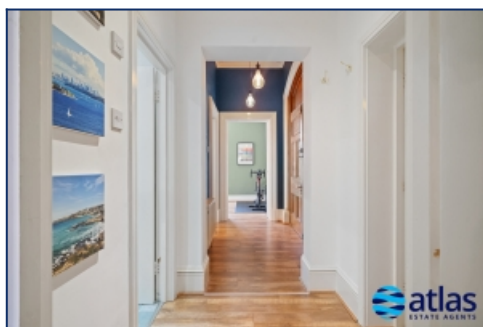
Communal Area



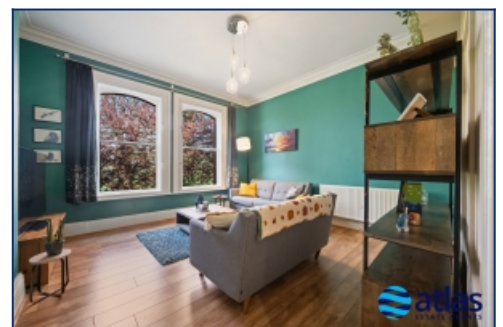
Hallway



Hallway



Hallway



Living Space



Living Space



Kitchen



Dining Space



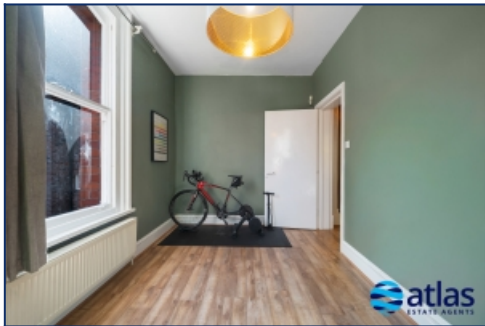
Bedroom One



Bedroom One



Bedroom Two

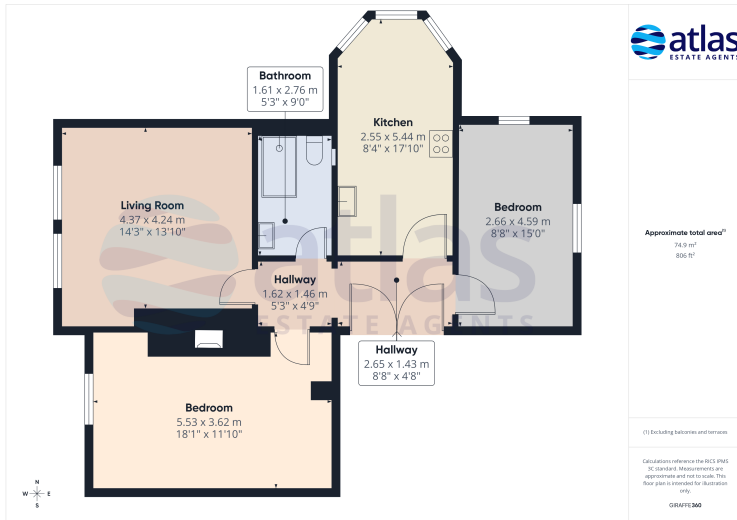


Bedroom Two



Bathroom

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://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.