Sylvan Court, Woolton, L25









For Sale - £110,000

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: E
- Beautifully Presented Two-Bedroom, One-Bathroom Apartment for Sale in an Over-55s Development
- Welcoming, Spacious and Bright Hallway Providing Access to All Rooms, Complete with a Useful Built-In Storage Cupboard
- Generous and Light-Filled Living Room Featuring a Large Window with Pleasant Views Over the Front Aspect
- Contemporary Fitted Kitchen Set Within Its Own Separate Space, Including White Goods
- Well-Proportioned Master Bedroom Benefiting from Fitted Wardrobes and a Modern Finish
- Second Bedroom Is a Good-Sized Double, Finished to a Similar Standard as the Principal Bedroom
- Stylish and Modern Family Shower Room
- The Property Further Benefits from Communal Parking, Communal Gardens, a Boarded Loft Space and a Sought-After Residential Location
- Cash Buyers Only Due to the Remaining Lease Term

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 52 square metres / 561 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £198.96 per month
- Ground Rent: Peppercorn
- Parking: Communal
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Cooker (Electric)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 23/06/1989 (approx)
- Original Lease Term: 99 year(s)
- Lease Expiry Date: 22/06/2088 (approx)
- Lease Term Remaining: 61 year(s) (approx)
- Service Charge: £2,388 per annum
- Ground Rent: Peppercorn
- Leasehold Information: No ground rent.

  No share of the freehold owned.

  Any proposed or ongoing major works that may impact the service charge.

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

Cash buyers only due to the years remaining on the lease.

Description

Brought to the market by Atlas Estate Agents, this beautifully presented two-bedroom first-floor apartment is situated within the highly sought-after Sylvan Court development in the heart of Woolton, L25. Exclusively for the over-55s and offered with no onward chain, the property presents an excellent opportunity for those seeking comfortable, low-maintenance living in a peaceful residential setting.

Accessed via a bright and welcoming hallway complete with a useful built-in storage cupboard, the accommodation is thoughtfully arranged across one floor and finished to a modern standard throughout. The generous reception room is flooded with natural light from a large front-facing window, creating a warm and inviting space in which to relax or entertain whilst enjoying pleasant open views.

Set separately from the living area, the contemporary fitted kitchen offers ample storage and workspace and comes complete with integrated white goods, providing both practicality and style. The principal bedroom is a well-proportioned double featuring fitted wardrobes and tasteful décor, whilst the second bedroom is equally spacious and ideal for guests, hobbies or additional accommodation. Completing the interior is a stylish modern shower room finished with sleek fittings and a clean, contemporary design.

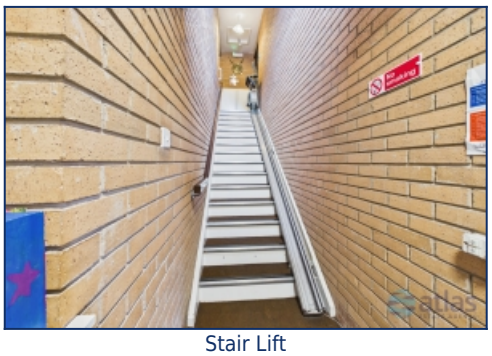
Externally, residents benefit from well-maintained communal gardens, communal parking and the added advantage of a boarded loft space for additional storage. Located within a desirable and established residential area, Sylvan Court enjoys close proximity to Woolton Village and its excellent range of local amenities, cafés and transport links.

Cash buyers only due to the remaining lease term.

Additional Images


Bedroom Two


Communal Gardens


Stair Lift


Hallway


Cloakroom


Living Space


Living Space


Kitchen


Bedroom One

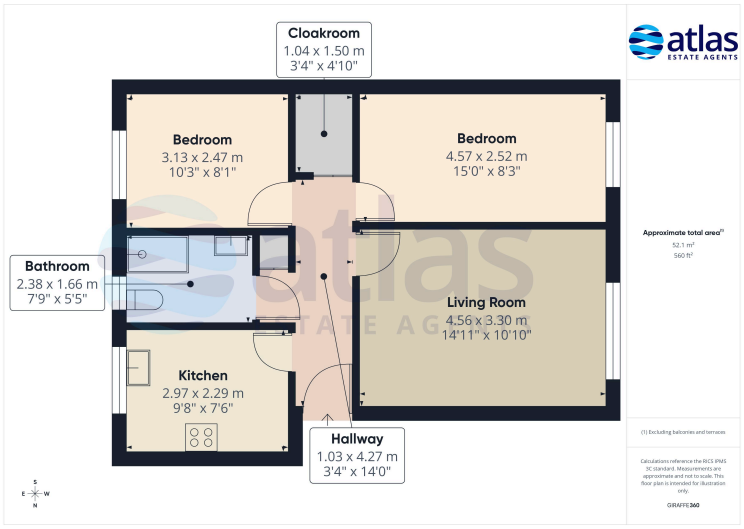






Shower Room | Shower Room | Rear Elevation Of Building

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.