

## Princes Road, Princes Park, L8



For Sale - £119,950

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D64
- No Onward Chain
- Situated in a Stunning Period Building
- Modern Kitchen & Bathroom
- Served by Excellent Transport Links
- Two Double Bedrooms
- Close to Liverpool City Centre
- Secure Entry Intercom System
- Local Shops and Amenities
- Gas Central Heating
- Early Viewing Advised

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £681 per annum
- Security: Intercom (Video)
- Parking: On Street
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 29/04/2002 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 28/04/2127 (approx)
- Lease Term Remaining: 103 year(s) (approx)
- Service Charge: £681 per annum
- Ground Rent: Peppercorn
- Leasehold Information: No ground rent.

### Description

A WELL PRESENTED 2 BEDROOM APARTMENT SITUATED JUST MINUTES FROM PRINCES PARK AND LARK LANE AND BENEFITING FROM EXCELLENT TRANSPORT LINKS

The accommodation briefly comprises of; entrance hallway, open plan living room, dining area and kitchen, two double bedrooms and a family bathroom.

The property also benefits from gas central heating, many period features throughout and no onward chain.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

## Room Details

### Living Room

4.48 x 4.40 metres (14' 9" x 14' 6")

Two windows to the front aspect, laminate flooring, radiator, breakfast bar and open plan to kitchen.

### Kitchen

3.30 x 1.50 metres (10' 10" x 5' 0")

Range of wall and base units, gas hob and oven, extractor hood, sink with mixer tap, vinyl flooring, tiled splash back and housing for appliances.

### Bedroom One

4.03 x 3.50 metres (13' 3" x 11' 6")

Window to the rear, carpet flooring, cupboard housing boiler and radiator.

### Bedroom Two

4.30 x 2.15 metres (14' 2" x 7' 1")

Window to the front aspect, carpet flooring and radiator.

### Bathroom

2.90 x 1.77 metres (9' 7" x 5' 10")

Tiled floor and part tiled walls, shower over bath, W.C, hand wash basin and chrome towel heater.

## Additional Images



Dining Area



Kitchen



Bedroom One



Bedroom One

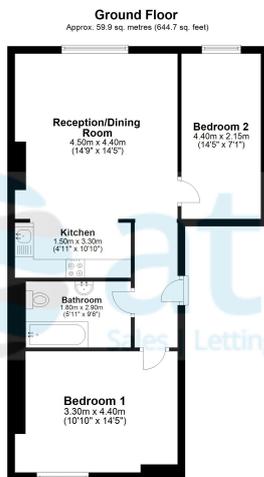


Bedroom Two



Bathroom

## Floor Plans



Total area: approx. 59.9 sq. metres (644.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.

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)

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