

## Devonshire Road, Princes Park, L8



**For Sale - £155,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Duplex Apartment
- EPC Rating: D55
- Well Presented Duplex Apartment
- No Chain
- Served by Excellent Transport Links
- Communal Garden
- Quality Local Schools
- Modern Fitted Kitchen & Luxury Bathroom
- Local Shops and Amenities
- Ample On Street Car Parking
- Gas Central Heating & Double Glazing
- Early Viewing Advised

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £92 per calendar month
- Ground Rent: £25 per annum
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 19/10/1996 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 18/10/2121 (approx)
- Lease Term Remaining: 97 year(s) (approx)
- Service Charge: £92 per calendar month
- Ground Rent: £25 per annum

### Description

**\*\*\*FULLY AVAILABLE\*\*\*** A WELL PRESENTED 3 BEDROOM FIRST DUPLEX APARTMENT SITUATED JUST MINUTES FROM PRINCES PARK AND LARK LANE AND BENEFITING FROM EXCELLENT TRANSPORT LINKS

The accommodation briefly comprises of; entrance hallway, staircase leading to the first floor, living room, kitchen, two double bedrooms and family bathroom. To the second floor there is a large master bedroom. Externally there is a large communal garden and ample on street car parking.

The property also benefits from double glazing, gas central heating and many period features throughout.

As an investment, the property is currently vacant but would attract tenants at a rent of approximately Â£650 per calendar month. Atlas Estate Agents are able to let and manage the property.

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

## Room Details

### Living Room

4.70 x 3.79 metres (15' 6" x 12' 6")

Two sash windows to the front aspect, integrated cupboards, laminate flooring and radiator.

### Kitchen

4.85 x 2.27 metres (15' 11" x 7' 6")

Range of wall and base units, laminate flooring, window to the front aspect, sink with mixer tap, extractor hood and housing for appliances.

### Master Bedroom

6.21 x 5.80 metres (20' 5" x 19' 1")

Carpet flooring, two radiators, fitted wardrobes and 3 sky lights.

### Bedroom Two

3.87 x 2.82 metres (12' 9" x 9' 4")

Carpet flooring, sash window to the rear, cupboard housing boiler and radiator.

### Bedroom Three

3.19 x 3.10 metres (10' 6" x 10' 3")

Radiator, carpet flooring and sash window to the rear.

### Bathroom

3.16 x 2.25 metres (10' 5" x 7' 5")

Wood flooring, tiled shower cubicle, hand wash basin, radiator, W.C, extractor fan and radiator.

## Additional Images



Bathroom



Rear Garden



Landing



Living Room



Hallway



Kitchen



Master Bedroom



Master Bedroom

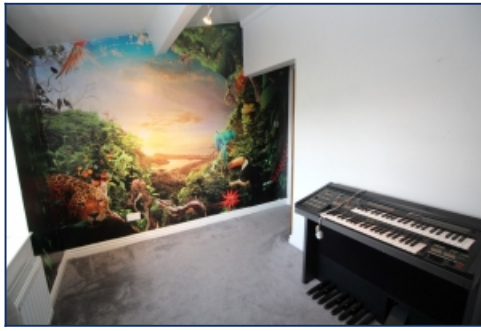


Bedroom Two





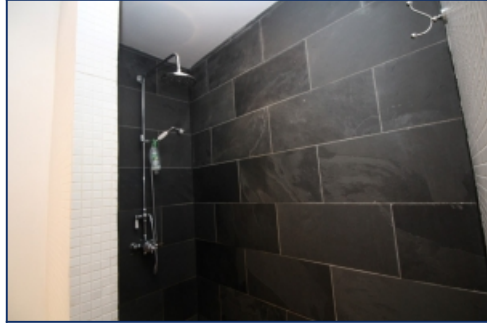
Bedroom Three



Bedroom Three



Bathroom



Shower



Rear Garden

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.