

## Heydean Walk, Mossley Hill, L18



**For Sale - £75,000 Offers in Excess of**

### Key Features

- 1 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: D67
- No Chain
- Ground Floor
- Modern Fitted Kitchen
- Access to Communal Garden
- Secure Entry Intercom System
- Served by Excellent Transport Links
- Popular South Liverpool Location
- Local Shops and Amenities
- Available with Tenant or Vacant Possession
- Early Viewing Advised!

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £1,076 per annum
- Parking: Visitors, On Street, Off Street, Communal
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Fridge/Freezer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2005 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/12/2129 (approx)
- Lease Term Remaining: 104 year(s) (approx)
- Service Charge: £1,076 per annum
- Ground Rent: Peppercorn
- Leasehold Information: Pets are not allowed.

### Description

A WELL PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT LOCATED IN THE SOUGHT AFTER LIVERPOOL SUBURB OF MOSSLEY HILL, L18.

Situated in Mossley Hill, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Allerton Road and Greenbank Park. Neighbouring suburbs encompass Calderstones Park and Sefton Park, the latter of which is listed by English Heritage and covers a remarkable 235 acres. Allerton Road is a well established and fashionable high street offering a diverse selection of wine bars,

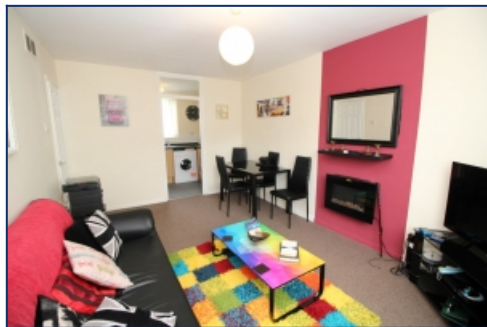
restaurants, coffee shops and independent businesses. Mossley Hill is also home to many quality schools including the former independent school, Liverpool College, and can be within the catchment area of Blue Coat School in Wavertree, Liverpool's only grammar school. The suburb also offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, storage cupboard, double bedroom, bathroom, living area and kitchen. Externally there are communal gardens and off street parking.

As an investment, the property would attract tenants at a rent of approximately £550 per calendar month. Atlas Estate Agents are able to find quality tenants from just £282.50 and also offer full management at a rate of just 9.5%.

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

## Additional Images



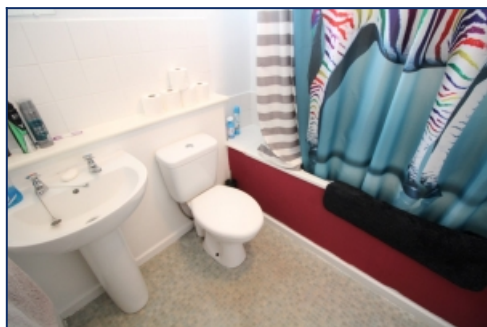
Living Room



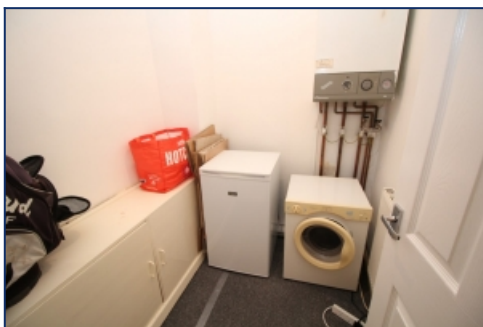
Bedroom



Bedroom



Bathroom



Storage Room

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.