

Calderstones Court, Beech Lane, L18



For Sale - £194,950

Key Features

- 3 Bedroom 1 Bathroom Apartment
- EPC Rating: E39
- No Chain - Ready to Move Into
- Extremely Well Presented Throughout
- Ground Floor
- Option to Convert Dining Room Back to Third Bedroom
- Modern Fitted Kitchen
- Contemporary Shower Room
- Double Glazing & Modern Electric Heating
- Access to Beautiful Communal Gardens
- Potential to Rent Garage
- Sought After South Liverpool Location

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £117 per calendar month
- Security: Intercom (Audio Only)
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2015 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3013 (approx)
- Lease Term Remaining: 989 year(s) (approx)
- Service Charge: £117 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: The residents have formed their own management company (CALDERSTONES COURT (LIVERPOOL) MANAGEMENT COMPANY LIMITED). The service charge includes the ground rent and maintenance of the building and communal areas including the gardens. The property is being sold as a virtual freehold and on completion of the purchase you will become part of the management company.

Description

A STUNNING 3 BEDROOM GROUND FLOOR APARTMENT SITUATED IN THE PRESTIGIOUS AREA OF CALDERSTONES, 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 rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, living room, dining room, kitchen, two double bedrooms and a shower room. The third bedroom is currently being used as a dining room but can be easily converted back. Externally there are communal gardens and ample on street car parking.

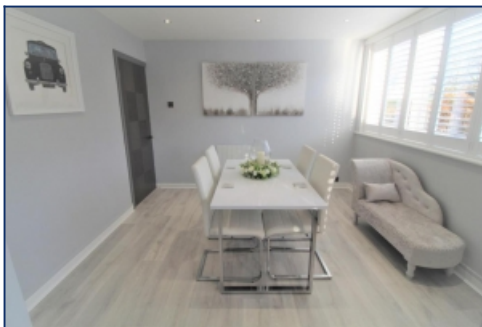
Our client advises us that the garages and parking at the rear of the property are totally separate from Calderstones Court but there is the possibility of renting a garage or parking space from the person who owns them.

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

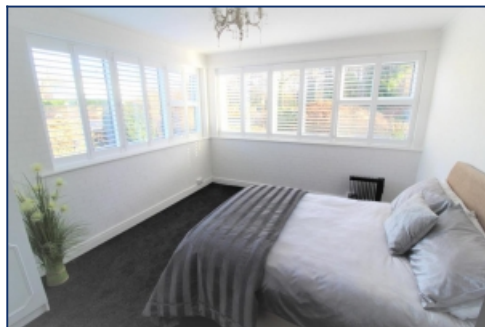
Additional Images



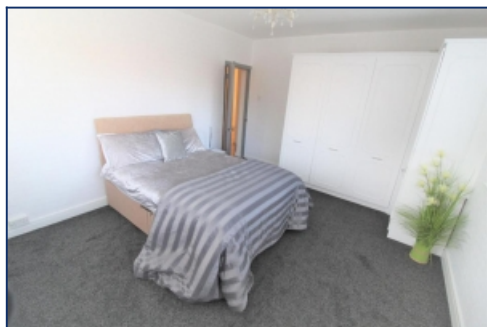
Communal Gardens



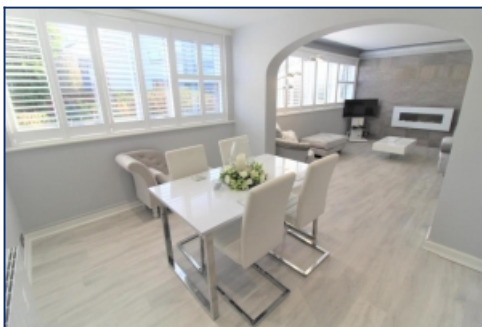
Dining Room



Bedroom One



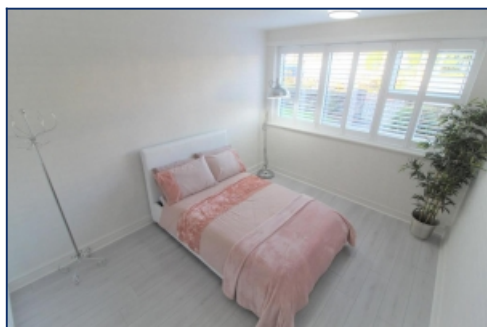
Bedroom One



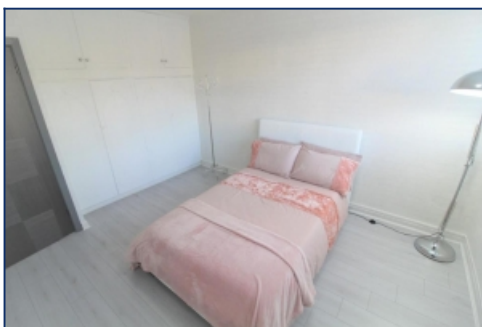
Dining Room (potential Third Bedroom)



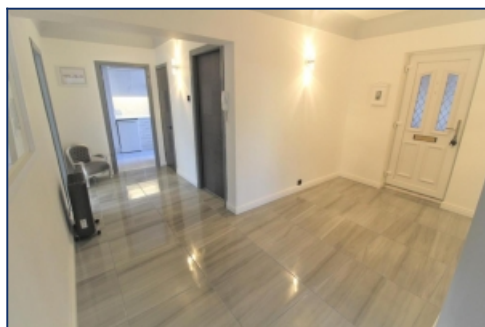
Living Room



Bedroom Two



Bedroom Two



Entrance Hallway



Front Elevation

Tel: 0151 727 2469
Fax: 0151 727 4943

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

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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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.