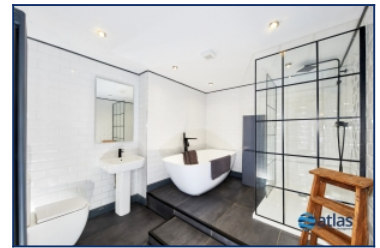


## Old Mill Lane, Wavertree, L15



## For Sale - £250,000 Offers Over

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Chain - Ready to Move Into!
- Brand New, Contemporary Kitchen and Pantry
- Extremely Well Presented - Completely Refurbished to High Specification
- Beautiful Home Full of Original/Period Features
- Contemporary Fully Tiled Bathroom With Free Standing Bath
- Set in Beautiful Grounds With Communal Gardens
- Two Allocated, Off Street Parking Spaces
- Close to Edge Lane Retail Park
- Close to Beautiful Parks and Excellent Schools
- Large, Contemporary Living Room With Built in Bar

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 115 square metres / 1,236 square feet
- Local Authority: Liverpool City Council
- Service Charge: £150 per calendar month
- Ground Rent: £150 per annum
- Parking: Off Street, Allocated
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Fridge/Freezer, Washer Dryer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 10/10/2023 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 09/10/3022 (approx)
- Lease Term Remaining: 998 year(s) (approx)
- Service Charge: £150 per calendar month
- Ground Rent: £150 per annum

### Description

Welcome to a splendid offering from Atlas Estate Agents â a captivating apartment nestled in the heart of Old Mill Lane, Wavertree, L15. This property is not just a home; it's a lifestyle upgrade waiting to happen.

Upon entering this remarkable abode, you'll immediately sense the quality and care that has gone into every detail. The kitchen, a brand-new, contemporary marvel, is a culinary enthusiast's dream, complete with a stylish pantry for all your storage needs.

The spacious layout of this apartment boasts two reception rooms that effortlessly blend modern living with timeless charm. The large living room, with its built-in bar, is the perfect space for entertaining guests or simply enjoying a quiet evening in.



With two generously sized bedrooms, you'll have all the space you need for rest and relaxation. The contemporary bathroom is a true oasis, featuring a free-standing bath surrounded by exquisite, fully tiled walls.

This home is a beautiful fusion of the old and the new, maintaining its original period features while being completely refurbished to a high specification. The result is a unique and inviting living space that's both classic and contemporary.

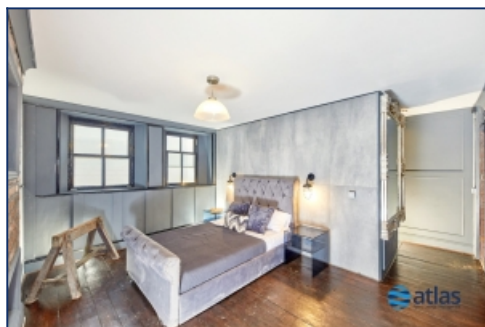
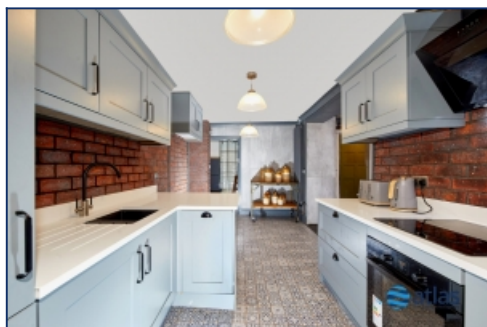
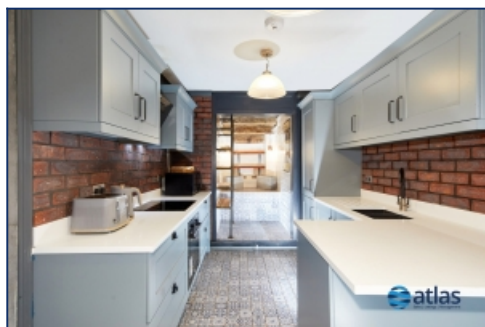
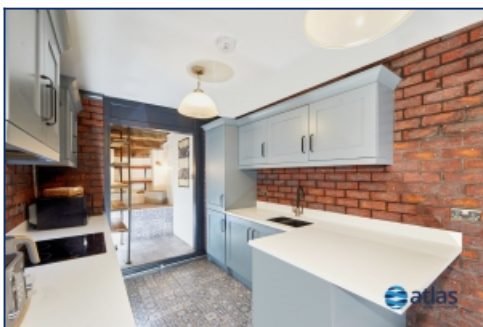
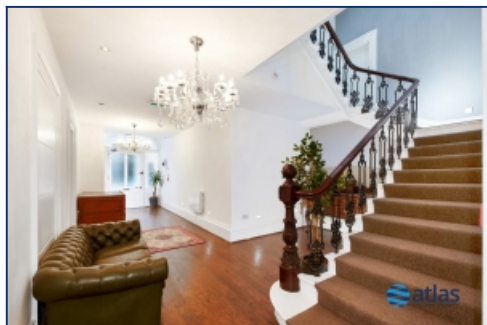
Outside, the property is set within beautiful grounds benefitting from a private front garden and featuring communal gardens that offer a serene retreat right on your doorstep. Additionally, you'll have the convenience of two allocated, off-street parking spaces.

Location-wise, this apartment is perfectly situated. It's just a stone's throw away from Edge Lane Retail Park, making shopping a breeze, and you'll find yourself surrounded by beautiful parks and excellent schools, ensuring a balanced and fulfilling lifestyle for you and your family.

And here's the cherry on top – this property comes with no onward chain. It's ready for you to move into, offering a hassle-free transition to your new dream home.

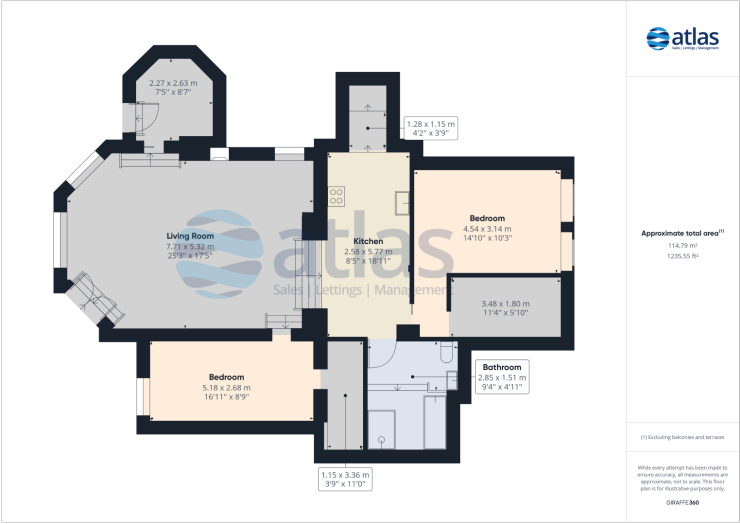
With a generous 115 square meters of living space, this apartment is not just a property; it's a statement of style and sophistication. If you're looking for a blend of modern luxury and classic charm, this is the place you've been waiting for. Don't miss your chance to make it yours! Contact Atlas Estate Agents today and start living your dream in Old Mill Lane.

## Additional Images





## 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.