

## Dudlow Lane, Mossley Hill, L18



For Sale - £550,000 Guide Price

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C78
- High Specification Throughout Entire Property
- Well Presented Two Bedroom Apartment
- Highly Sought After South Liverpool Location
- Situated Within An Exclusive Gated Development
- Two Allocated Car Parking Spaces
- Top Floor Apartment
- Contemporary Family Bathroom & Luxury En-suite to Master Bedroom
- Private Lift Access Into Apartment
- Open Plan Kitchen/Living/Dining Area
- Modern Fitted Kitchen

### Further Details

- Tenure: Leasehold
- Floor: 2 (with lift access)
- No. of Floors: 1
- Floor Space: 124 square metres / 1,335 square feet
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Service Charge: £104 per calendar month
- Ground Rent: £100 per annum
- Security: Intercom (Video)
- Parking: On Street, Off Street, Gated, Allocated
- No. of Parking Spaces: 2
- Outside Space: Communal Gardens, Balcony
- Accessibility: Lift Access
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Induction), Fridge, Freezer, Dishwasher, Warming Drawer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2019 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 31/12/2268 (approx)
- Lease Term Remaining: 243 year(s) (approx)
- Service Charge: £104 per calendar month
- Ground Rent: £100 per annum
- Leasehold Information: Requests for pets must be approved through the communal management company

## Description

A luxury two bedroom penthouse apartment benefiting from a private lift entering into the property, an enclosed balcony off the living area and two secure allocated parking spaces in an exclusive prestigious gated development, in the highly sought after location 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, Calderstones Park and Allerton Manor Golf Course. Calderstones Park covers a remarkable 126 acres and offers a variety of different attractions including a playground, a botanical garden and places of historical interest. There is also a beautiful lake and the Calderstones Mansion House, which features a cafe and a children's play area. 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 outstanding schools and offers excellent road, rail and bus links to Liverpool city centre and beyond.

This beautifully presented apartment comprises: entrance hallway with private access from a lift, open living/dining/kitchen area boasting a bespoke centrally located remote controlled feature gas fire that separates the living area from the dining area. There is also a separate utility room with storage space. There are also two double bedrooms both boasting fitted wardrobes and an en suite off the master bedroom and a family bathroom. Externally, there are two allocated parking spaces and beautiful communal gardens.

Viewings highly recommended to really appreciate all this fantastic property has to offer.

## Additional Images



Master Bedroom



Bedroom 2



Balcony



Reception



Reception



Reception



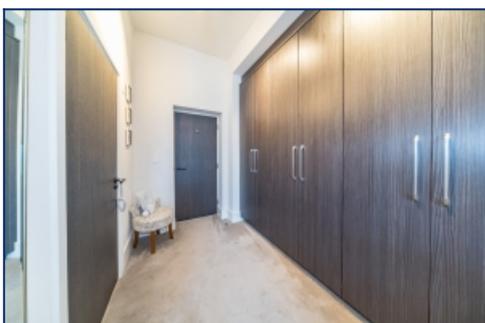
Kitchen



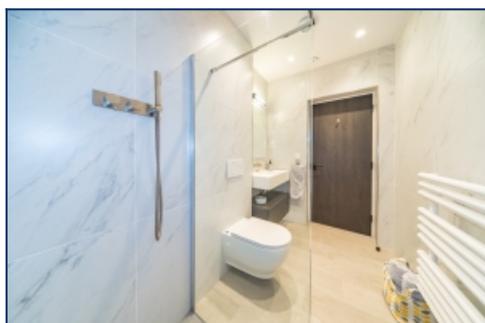
Master Bedroom



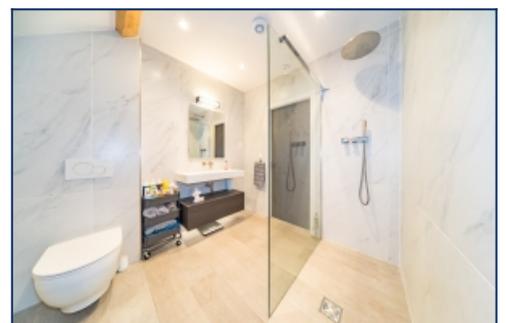
Master Bedroom



Dressing Area



Bathroom



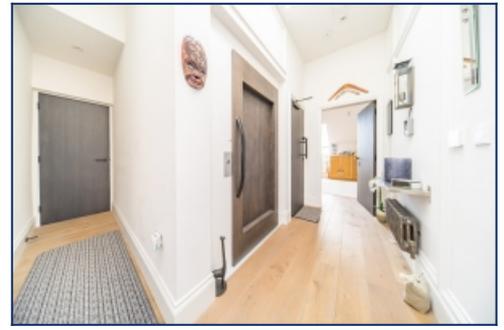
En-suite



Utility



Hallway



Hallway



Balcony



Elevation

## 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.