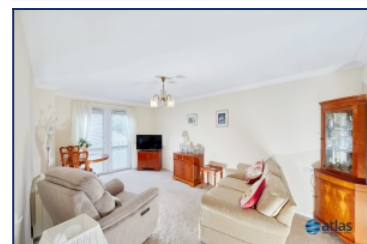


Blackwood Court, 236 Woolton Road, Childwall, L16



For Sale - £135,000

Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Over 55's Retirement Development
- Stunning Garden Views from the Property
- No Onward Chain!
- Fitted Kitchen
- Shower Room
- Sought After Residential Location
- Well Proportioned Rooms
- Good Condition Throughout
- Close to Excellent Amenities
- Good Public Transport Links

Further Details

- Tenure: Leasehold
- Floor: 2 (with lift access)
- No. of Floors: 1
- Floor Space: 44 square metres / 469 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £2,560 per annum
- Ground Rent: £425 per annum
- Parking: Visitors, Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Night Storage, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/05/2007 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 30/04/2132 (approx)
- Lease Term Remaining: 106 year(s) (approx)
- Service Charge: £2,560 per annum
- Ground Rent: £425 per annum

Description

Welcome to an exceptional opportunity in the heart of Childwall, Liverpool, brought to you by Atlas Estate Agents. This exquisite apartment, part of the over 55's Retirement Development of Blackwood Court, offers a remarkable living experience.

Situated on the second floor and easily accessible via a lift, this meticulously maintained property boasts picturesque garden vistas that will captivate you with every gaze. Imagine enjoying your morning coffee with these enchanting views right outside your window.

The well-appointed kitchen is a haven for culinary enthusiasts, and the adjoining reception room invites you to relax and entertain in style. These rooms exude timeless elegance, creating a seamless flow within the 44 square meters of well-proportioned living space.

With one spacious bedroom and a modern shower room, this apartment offers a comfortable retreat that balances privacy and sociability. Its excellent condition ensures a move-in ready experience, allowing you to fully embrace your retirement.

Blackwood Court's prime location places you within easy reach of outstanding amenities, making daily life a breeze. Whether it's a leisurely stroll in the gardens or a visit to nearby shops and eateries, you'll find convenience at every turn.

For those valuing independence and a peaceful retirement, this apartment offers an unmissable opportunity. With no onward chain, your new chapter in Blackwood Court beckons. Relish the garden views and the welcoming community of this sought-after residential location.

Don't miss your chance to make this beautiful property your own – contact Atlas Estate Agents today to schedule your viewing and embark on the next exciting chapter of your life.

Additional Images



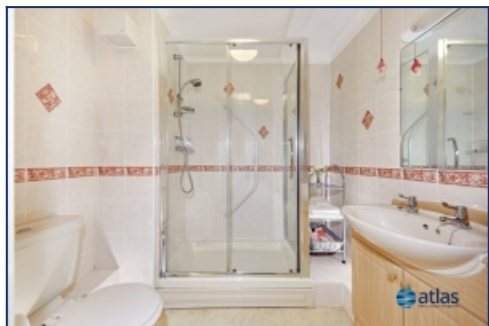
Diner



Front



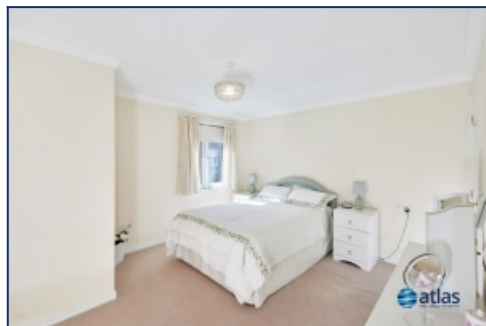
Car Parking



Bathroom



Hallway



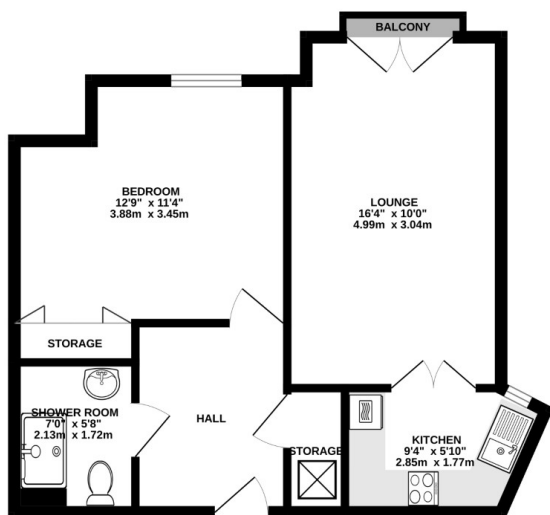
Bedroom



Communal Grounds

Floor Plans

GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 470 sq.ft. (43.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of the actual property, we do not give any warranty or responsibility to anyone for any error or omission in the floorplan. This plan is for guidance only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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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.