

## Olive Mount Road, Wavertree, L15



For Sale - £140,000 Offers in Excess of

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: B
- Highly Sought-After Wavertree, L15 Location
- First-Floor Apartment
- Bright and Welcoming Lounge with Juliette Balcony
- Contemporary Fitted Kitchen
- Two Well-Proportioned Bedrooms
- Stylish Modern Bathroom
- Handy Storage Cupboard Off the Hallway
- Allocated Off-Street Parking Space Plus Visitor Parking

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 546 square feet / 51 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £125.00 per month
- Ground Rent: £150 per year
- Security: Intercom (Audio Only)
- Parking: Visitors, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Cooker (Electric), Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 14/12/2007 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 13/12/2132 (approx)
- Lease Term Remaining: 106 year(s) (approx)
- Service Charge: £1,500 per annum
- Ground Rent: £150 per annum

### Description

Brought to the market by Atlas Estate Agents is this charming first-floor apartment, perfectly positioned on Olive Mount Road in the ever-popular suburb of Wavertree, L15. Set back from the road in a peaceful, quiet position, the property enjoys a sense of privacy whilst still being just moments from excellent local amenities and transport links. Thoughtfully designed and tastefully presented, the accommodation is arranged over one level and offers an inviting blend of comfort, practicality, and contemporary style.

Upon entering, you are welcomed by a bright and airy lounge, enhanced by a Juliette balcony that floods the space with natural light and offers a pleasant outlook. The modern fitted kitchen sits just off the main living area, providing a sleek and functional space ideal for both everyday cooking and entertaining.

Two well-proportioned bedrooms offer peaceful retreats, each providing versatility for use as a guest room, home office, or dressing room to suit your lifestyle. Completing the interior is a stylish, modern bathroom finished with quality fittings, along with a useful storage cupboard located off the hallway for added convenience.

Externally, the apartment benefits from an allocated off-street parking space, in addition to visitor parking — a rare and welcome advantage in such a sought-after location. With easy access to shops, transport links, and popular green spaces, this delightful home presents an ideal opportunity for first-time buyers, downsizers, and investors alike.

## Additional Images



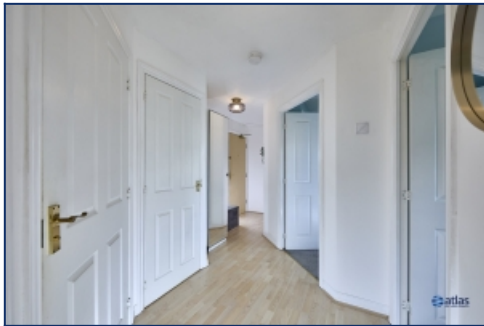
Hallway



Lounge



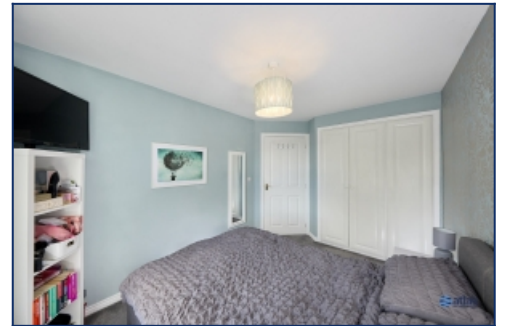
Lounge



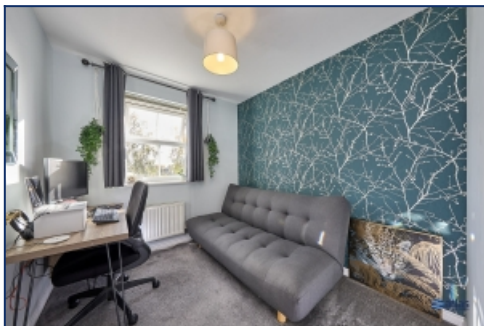
Hallway



Hallway



Bedroom



Bedroom



External

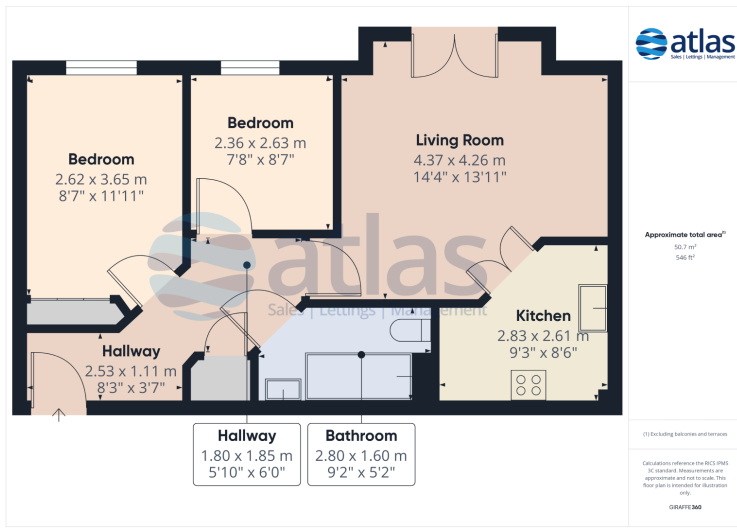


Car Park



Front Elevation

## Floor Plans



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.