

Hartington Road, Toxteth, L8



For Sale - £140,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Well Presented & Maintained Throughout
- Spacious Reception Room With Expansive Windows
- Large Kitchen/Dining Area
- Two Spacious Bedrooms
- Large Family Bathroom With Bath and Shower
- Separate Storage Area
- Close to Local Green Spaces - Minutes Walk to Both Sefton and Princes Park
- Amongst Excellent Amenities - 10 Minute Walk to Lark Lane
- Close to Sought After Schools
- Excellent Public Transport Links

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Floor Space: 81 square metres / 872 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £50 per calendar month
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Hob

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 30/12/2013 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 29/12/3012 (approx)
- Lease Term Remaining: 988 year(s) (approx)
- Service Charge: £50 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Owner has 25% of freehold.

Description

Welcome to Hartington Haven, a charming apartment nestled in the vibrant community of Toxteth, L8, and presented to you exclusively by Atlas Estate Agents.

Step into this delightful property and discover a world of comfort and convenience spread across two inviting floors. The ground floor placement offers easy access and adds to the overall appeal of this home.

Upon entering, you're greeted by a spacious reception room adorned with expansive windows that flood the space with natural light, creating a warm and inviting ambiance. Whether you're entertaining guests or simply unwinding after a long day, this room provides the perfect setting for relaxation.

The heart of the home, a large kitchen/dining area, beckons culinary adventures and shared meals with loved ones. Ample counter space and modern appliances make cooking a joy, while the dining area invites memorable gatherings and lively conversations.

Retreat to two generously sized bedrooms, providing ample space for rest and rejuvenation. The well-appointed family bathroom offers both a bath and shower, ensuring convenience and comfort for the entire household.

Additional highlights include a separate storage area, perfect for keeping belongings organized and out of sight.

Beyond the comforts of home, Hartington Haven boasts proximity to lush green spaces, with Sefton and Princes Park just minutes away, ideal for leisurely strolls or picnics amidst nature's beauty. Enjoy the convenience of excellent amenities nearby, including the renowned Lark Lane, offering an array of dining, shopping, and entertainment options just a short 10-minute walk away.

For families, the property is conveniently located near sought-after schools, ensuring quality education options for children. Commuting is a breeze with excellent public transport links, connecting you to the wider city and beyond.

Don't miss your chance to own this meticulously maintained and well-presented apartment in the heart of Toxteth. Contact Atlas Estate Agents today to arrange a viewing and make Hartington Haven your new home.

Additional Images



Bedroom 1



Bathroom



Hall/Stairs



Kitchen / Dining Area



Bedroom 2



Storage Area

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
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.