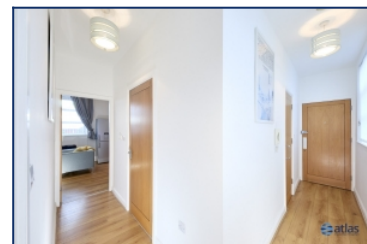


## Bravery Court, Garston, L19



**For Sale - £95,000 Offers Over**

### Key Features

- 1 Bedroom 1 Bathroom Flat
- EPC Rating: D
- Open Plan Living Room/Kitchen with Large Windows
- Contemporary Kitchen with Appliances Included
- Bright & Airy Bedroom with Large Windows
- Modern Fully Tiled Bathroom with Bath and Shower
- Separate Storage Room
- Audio Intercom Access
- Allocated & Gated Off Street Parking
- Visitor Parking
- Amongst Excellent Amenities - Minutes to New Mersey Retail Park
- Close to Great Transport Links - 5 Minute Drive to Liverpool John Lennon Airport

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 44 square metres / 478 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £115 per calendar month
- Ground Rent: £100 per annum
- Security: Intercom (Audio Only)
- Parking: Visitors, Off Street, Communal, Allocated
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/12/2004 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 30/11/2129 (approx)
- Lease Term Remaining: 104 year(s) (approx)
- Service Charge: £115 per calendar month
- Ground Rent: £100 per annum

### Description

Welcome to Bravery Court, Garston, L19 - where contemporary living meets convenience. Atlas Estate Agents proudly present this stylish one-bedroom flat, a haven for modern living and urban convenience.

As you step into this thoughtfully designed flat, you're greeted by an inviting open-plan living room and kitchen area flooded with natural light, courtesy of

its large windows offering views of the vibrant surroundings. The contemporary kitchen boasts sleek cabinetry and comes fully equipped with modern appliances, making it a delight for culinary enthusiasts and entertainers alike.

Retreat into the bright and airy bedroom, also featuring expansive windows that infuse the space with warmth and vitality. Adjacent, discover the modern fully tiled bathroom, complete with both a bath and shower, providing a luxurious sanctuary for relaxation.

Convenience is key with a separate storage room for your organizational needs and audio intercom access for added security and peace of mind. Additionally, enjoy the luxury of allocated and gated off-street parking, ensuring your vehicle is always safe and secure, with visitor parking available for guests.

Located on the first floor of Bravery Court, this flat offers accommodation all on one level, enhancing its accessibility and ease of living. Positioned amongst excellent amenities, including the nearby New Mersey Retail Park, every convenience is at your doorstep. Plus, with great transport links just a 5-minute drive away from Liverpool John Lennon Airport, travel becomes effortlessly convenient.

Don't miss the opportunity to make this modern urban retreat your own. Contact Atlas Estate Agents today to arrange a viewing and step into a lifestyle of contemporary comfort and convenience.

## Additional Images



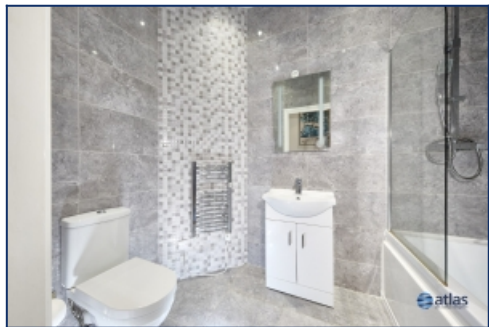
Bathroom



Bedroom



Bedroom



Bathroom



Reception Room

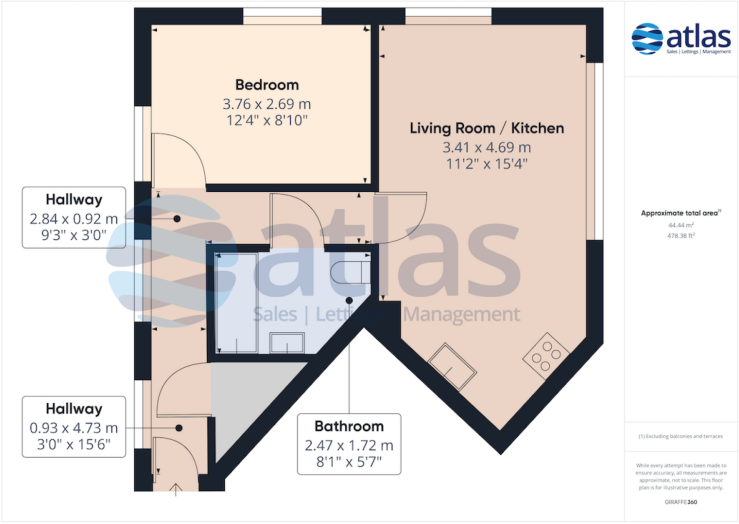


Reception Room



Reception Room

## Floor Plans



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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.