

## Woolton Park, Byron Court, Woolton, L25



**For Sale - £250,000 Offers Over**

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: B
- Well Presented & Spacious Throughout
- Tastefully Decorated and Inviting Open Plan Living/Dining Room
- Contemporary Kitchen with Appliances Included
- Two Bedrooms
- Master Bedroom with En Suite Bathroom
- Large Family Bathroom with Bath and Shower
- Beautifully Private Landscape Grounds
- Close to Local Green Spaces - Minutes to Reynolds Park
- Close to a Wealth of Amenities and Good Public Transport Links
- Desirable L25 Woolton Location

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 67 square metres / 722 square feet
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Service Charge: £1,500 per annum
- Ground Rent: £250 per annum
- Parking: Off Street, Communal
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/08/2000 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 31/07/2150 (approx)
- Lease Term Remaining: 126 year(s) (approx)
- Service Charge: £1,500 per annum
- Ground Rent: £250 per annum

### Description

Step into luxury living at this exquisite apartment brought to you by Atlas Estate Agents, nestled in the coveted Woolton Park neighborhood of Woolton, L25. This meticulously crafted residence offers an unparalleled blend of comfort and style, boasting a seamless fusion of contemporary design and timeless elegance.

Upon entering, you'll be greeted by a beautifully presented and spacious open plan living and dining area, adorned with tasteful decor that invites you to unwind and entertain in style. The adjacent contemporary kitchen is equipped with modern appliances, offering a perfect space for culinary creations.

This stunning abode features two generously sized bedrooms, providing ample space for relaxation and rest. The master bedroom comes complete with an en suite bathroom, offering comfort and convenience and a large family bathroom, featuring both a bath and shower, adds an extra touch of luxury to everyday living.



Situated on the first floor, the accommodation is thoughtfully arranged, offering ease of access and a convenient layout for modern living. Outside, residents can enjoy the serenity of a beautifully landscaped gardens , providing a tranquil escape amidst the hustle and bustle of city life.

Conveniently located close to local green spaces, including the renowned Reynolds Park, nature enthusiasts will find endless opportunities for outdoor recreation right at their doorstep. With a wealth of amenities and excellent public transport links nearby, a stone's throw away from the heart of Woolton Village, residents can enjoy the best of both worlds â a peaceful retreat within easy reach of urban conveniences.

Don't miss your chance to experience the epitome of luxury living in this desirable Woolton Park apartment. Contact Atlas Estate Agents today to arrange your viewing and start envisioning your life of sophistication and comfort in this exceptional residence.

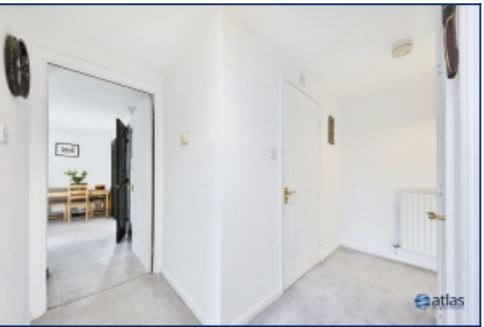
Additional Images



Bedroom 2



Family Bathroom



Hallway



Reception Room



Reception Room



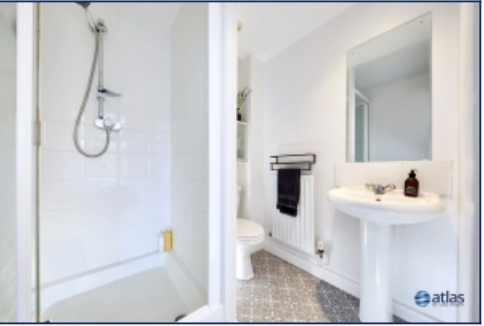
Master Bedroom



Master Bedroom



Master Bedroom View Two

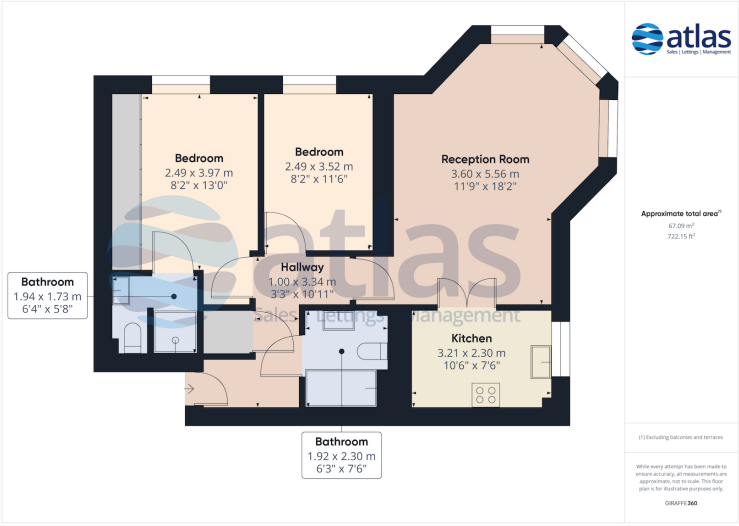


Master Bedroom En Suite



Parking

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.