

Larch Grove, Wavertree, L15



For Sale - £78,750 Shared Ownership

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C69
- No Onward Chain
- Well Presented Throughout
- Modern Bathroom With Walk-in Shower Enclosure
- Beautiful Communal Gardens
- Off Street Parking
- Quiet Residential Area
- Double Glazing & Electric Heating
- Over 55 Retirement Development
- 75% Shared Ownership With No Rent Payable

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 59 square metres / 635 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £82 per calendar month
- Parking: Off Street, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Fridge, Freezer, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 13/06/1995 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 12/06/2120 (approx)
- Lease Term Remaining: 96 year(s) (approx)
- Service Charge: £82 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Rent is not payable as development is for over 55's and 75% is owned.

Shared Ownership Details

You can find more information about Shared Ownership, including the eligibility criteria, on the Help to Buy website.

- Percentage Being Sold: 75%
- Landlord/Housing Association: Onward Homes Ltd

Description

Atlas Estate Agents presents this charming apartment in Larch Grove, Wavertree, L15, offering a blend of comfort and convenience. The first floor property boasts 59 square metres of well-presented living space, arranged over one floor for easy living.

Featuring a modern kitchen, a cozy reception room, 2 bedrooms and a beautiful bathroom with a walk-in shower enclosure, this apartment is the perfect place to call home. The double glazing and electric heating ensure year-round comfort and peace of mind.

Nestled in a quiet residential area, this over 55 retirement development offers beautiful communal gardens and off-street parking. With no onward chain, this property offers 75% shared ownership with no rent payable, making it an ideal option for those looking for a comfortable, low-maintenance lifestyle.

Don't miss out on this fantastic opportunity to own a piece of paradise in the heart of Wavertree. Book a viewing with Atlas Estate Agents today!

Additional Images



Bathroom



Communal Gardens



Reception



Reception



Kitchen



Kitchen



Bathroom



Bedroom 1



Bedroom 2



Bedroom 2



Hallway



Hallway



Bedroom 2



Front Elevation



Communal Gardens

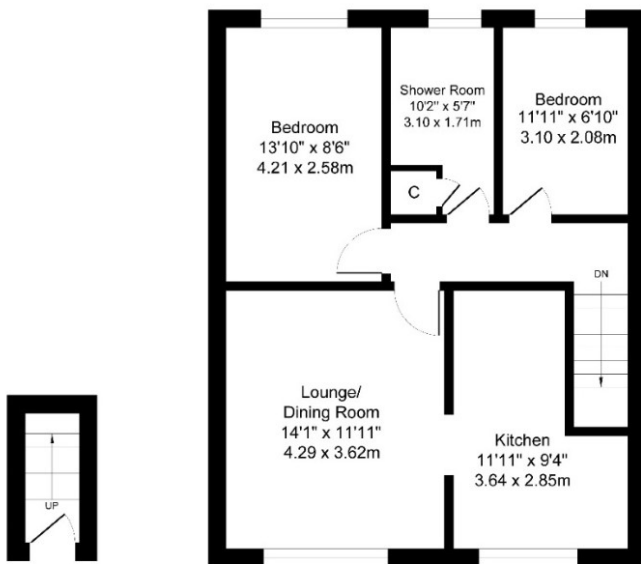


Communal Gardens

Floor Plans

Approximate Gross Internal Area

59 sq m / 635 sq ft



Ground Floor First Floor

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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.