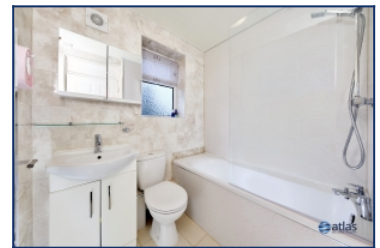


## Beechwood Green, Grassendale Road, Cressington, L19



**For Sale - £110,000 Offers Over**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Private Balcony Overlooking Extremely Well Kept Communal Gardens
- Large Open Plan Modern Kitchen/Living Area
- Separate Storage Room with Lock and Private Letterbox,
- Contemporary Kitchen - Refurbished in 2022
- Large Bedroom with Two Storage Cupboards
- Modern Fully Tiled Bathroom with Bath and Shower (New Shower Plumbed in 2023)
- Private Esplanade - 5 Minutes Walk Away
- Audio Intercom Access, Gated Fob Access and Plentiful on Street Car Parking
- Quiet Grounds, Outside Washing Lines and Easy Heating Hive System
- Highly Sought After Area L19 - Minutes Walk to Cressington Station and Various Bus Stations

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 37 square metres / 393 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £1,078 per annum
- Ground Rent: £10 per annum
- Security: Intercom (Audio Only)
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 19/02/2007 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 18/02/2132 (approx)
- Lease Term Remaining: 106 year(s) (approx)
- Service Charge: £1,078 per annum
- Ground Rent: £10 per annum

### Description

Nestled within the serene enclave of Grassendale Road, Cressington, L19, this charming apartment is perfect for those seeking a harmonious blend of comfort and style.

Step into this meticulously designed space, where every detail has been thoughtfully curated to enhance your living experience. The accommodation,

spread gracefully across a single floor, offers an effortless flow and a sense of airy openness.

After you ascend to the first floor, you'll be greeted by a private balcony, offering panoramic views of meticulously maintained communal gardens—an idyllic spot for morning coffees or evening relaxation. The allure continues indoors, where a spacious reception room seamlessly integrates with a large, open-plan modern kitchen, creating the perfect setting for entertaining guests or unwinding after a long day.

The heart of the home, the contemporary kitchen, underwent a stunning refurbishment in 2022, boasting sleek finishes.

Retreat to the tranquil haven of the bedroom, adorned with two generous storage cupboards, providing ample space for all your belongings. The modern, fully tiled bathroom offers a sanctuary of relaxation, featuring a luxurious bath and a newly plumbed shower installed in 2023.

Across the hallway from the apartment, a separate private storage room ensures convenience and security.

Beyond the confines of the apartment, the delights of the neighborhood await. A private esplanade, just a 5-minute stroll away, offers a picturesque escape for leisurely walks or morning jogs.

For added convenience and security, the property is equipped with a private letterbox, audio intercom access, gated fob access, and plentiful on-street parking.

Experience the epitome of urban tranquility in this highly sought-after area of L19, just minutes away from Cressington Station and various bus stations. With its quiet grounds, outside washing lines, and easy heating Hive system, this apartment is not just a home—it's a lifestyle statement.

Don't miss your chance to own a slice of paradise in this coveted locale. Contact Atlas Estate Agents today to arrange a viewing and make this dream apartment your reality.

## Additional Images



Bedroom



Private Balcony



Hallway



Living Area



Bedroom



Separate Storage Room



Private Balcony



Communal Gardens





Back Communal Gardens

Floor Plans



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