Woodholme Court, Woolton, L25

For Sale - £130,000 Offers Over

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: B
- Bright and Modern Entrance Hallway
- Spacious Living Area with Doors Leading to Outdoor Communal Space
- Separate Kitchen with Integrated Appliances
- Two Well-Proportioned Double Bedrooms
- Modern Family Bathroom
- Allocated Parking in a Popular Residential Location

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 53 square metres / 568 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £162.52 per month
- Ground Rent: £85 per year
- Parking: Visitors, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic), Fridge/Freezer, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 30/09/2003 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 29/09/2153 (approx)
- Lease Term Remaining: 126 year(s) (approx)
- Service Charge: £163 per calendar month
- Ground Rent: £85 per annum
- Leasehold Information: No restrictions on pets.

There will be a proposed increase in the leasehold/service charges. This increase is understood to relate to planned maintenance works required for the ongoing upkeep of the building. The exact cost of the increase is not currently known.

Description

Brought to the market by Atlas Estate Agents, this well-presented ground-floor flat is situated within Woodholme Court, in the popular area of Woolton, L25. Offering well-proportioned accommodation arranged over one floor, the property provides a comfortable and practical home in a convenient residential setting.

Upon entering, you are welcomed by a bright and modern entrance hallway, creating an inviting first impression and providing access to the accommodation. The spacious reception room offers an excellent everyday living and entertaining space, with doors opening directly onto the communal grounds, allowing plenty of natural light into the room.

The reception room flows naturally into the separate kitchen, which is fitted with a range of units and integrated appliances, providing a practical and well-equipped space for everyday cooking.

The property features two generous double bedrooms, both offering comfortable and versatile accommodation. A modern family bathroom completes the internal accommodation.

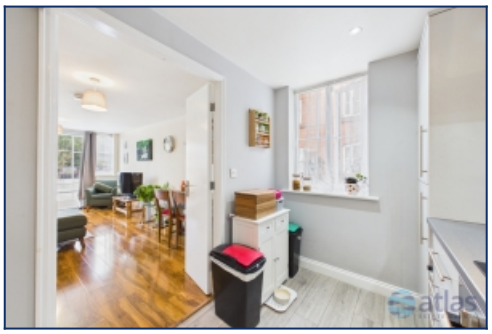
Externally, residents benefit from well-maintained communal areas, while allocated parking provides a valuable added convenience.

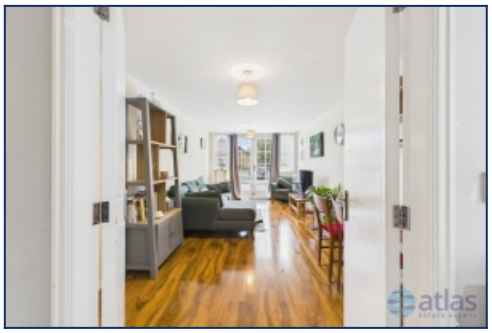
Situated in a popular Woolton location, this attractive ground-floor flat is an ideal opportunity for first-time buyers, downsizers or investors seeking a well-positioned property with allocated parking and generous living accommodation.

Additional Images

Bedroom One

Bathroom


Kitchen/Reception Room


Reception Room

Reception Room

Reception Room

Reception Room

Kitchen

Kitchen

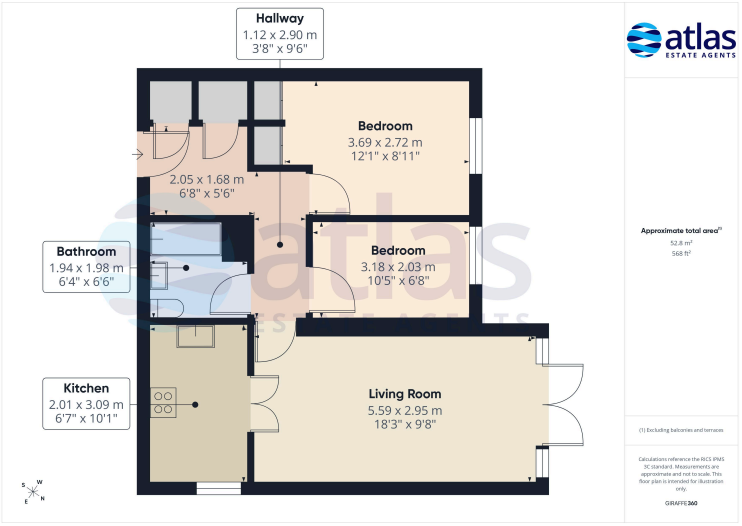
Bedroom One

Hallway

Bedroom Two

Bedroom Two

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.