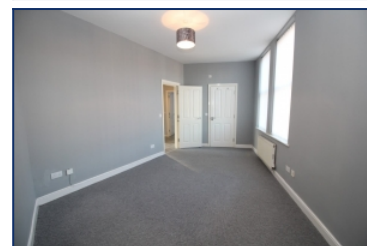
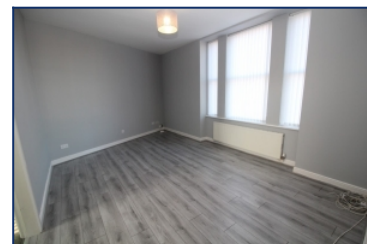


Church Road North, Wavertree, L15



For Sale - £125,000

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C78
- No Chain
- Served by Excellent Transport Links
- Modern Kitchen & Bathrooms
- Local Shops and Amenities
- Master Bedroom with En Suite Bathroom
- 1x Allocated Off Street Car Parking Space
- Recent Light Refurbishment
- Popular South Liverpool Location
- Double Glazing & Gas Central Heating
- Early Viewing Advised!

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £85 per calendar month
- Ground Rent: £250 per annum
- Security: Intercom (Audio Only)
- Parking: Off Street, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Hob, Gas Oven, Fridge, Freezer, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2004 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 31/12/2153 (approx)
- Lease Term Remaining: 128 year(s) (approx)
- Service Charge: £85 per calendar month
- Ground Rent: £250 per annum
- Leasehold Information: Charge includes external window cleans, maintenance of all communal areas including car park and grounds maintenance.

Description

A WELL PRESENTED TWO BEDROOM TWO BATHROOM 1ST FLOOR APARTMENT SITUATED IN THE SOUGHT AFTER SUBURB OF WAVERTREE, L15.

Situated in Wavertree, a popular and diverse south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Smithdown Road and Wavertree Playground (known locally as 'The Mystery'). Smithdown Road is a well established student quarter and offers a diverse selection of wine bars, restaurants, coffee shops, take aways, convenience stores and independent businesses. Wavertree is also home to many quality schools including Blue Coat, Liverpool's only grammar school, and can be within the catchment area of Liverpool College and King David. The suburb also offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, family bathroom, two double bedrooms - one with an en suite shower room, storage cupboard, spacious living room and kitchen. Externally there is one allocated off street car parking space and a secure entry intercom system.

The property also benefits from double glazing, gas central heating and a recent scheme of refurbishment.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Room Details

Living Room

5.40 x 3.60 metres (17' 9" x 11' 10")

Laminate flooring, window to the front, radiator and access to kitchen.

Kitchen

3.00 x 3.50 metres (9' 11" x 11' 6")

Range of wall and base units, gas hob and oven, extractor hood, integrated fridge/freezer, washing machine and dish washer, sink with mixer tap, window to the rear, vinyl flooring and radiator.

Bedroom One

5.80 x 3.57 metres (19' 1" x 11' 9")

Two windows to the front aspect, carpet flooring, radiator and en suite bathroom

En Suite

1.58 x 1.70 metres (5' 3" x 5' 7")

Tiled floor and part tiled walls, W.C, hand wash basin, shower cubicle, radiator and extractor fan.

Bedroom Two

3.30 x 3.00 metres (10' 10" x 9' 11")

Window to the rear, carpet flooring and radiator.

Bathroom

2.70 x 1.60 metres (8' 11" x 5' 3")

Shower over bath, W.C, hand wash basin, shower over bath, frosted window to the rear, tiled floor and part tiled walls.

Additional Images



En Suite



Bathroom



Living Room



Living Room



Bedroom One



Bedroom Two

Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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.