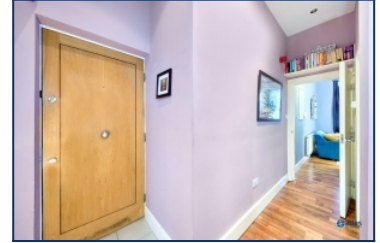


Bedford Street South, Georgian Quarter, L7



For Sale - £215,000 Offers Over

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Spacious Open-Plan Kitchen and Living Area, Perfect for Modern Living and Entertaining
- Bright and Airy Lounge Featuring a Large Bay Window That Floods the Space with Natural Light
- Contemporary Kitchen with Electric Oven and Gas Hob for Versatile Cooking Options
- Practical Hallway Storage, Ideal for Coats, Shoes, and Household Essentials
- Two Generously-Sized Double Bedrooms, with a Master Bedroom Boasting Two Large Sash Windows
- Stylish Modern Bathroom with a Full-sized Bath and Overhead Rainfall Shower
- Beautifully Maintained Communal Garden, Complete with a Decking Area and Well-kept Shrubs
- Secondary Glazed Sash Windows and Durable Laminate Flooring Throughout, Enhancing Insulation and Comfort
- Two Permits Available for On-Street Parking
- Located in the Highly Sought-after Georgian Quarter, Known for Its Character and Charm

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 68 square metres / 732 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £1,483 per annum
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Gas Hob

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 10/05/2006 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 09/05/2131 (approx)
- Lease Term Remaining: 106 year(s) (approx)
- Service Charge: £1,483 per annum
- Ground Rent: Peppercorn
- Leasehold Information: There is currently no ground rent charged, and the freeholder has no plans to introduce it. The annual service charge is £1,482.96 per annum, with no increase planned for the next financial year. Major works under consideration include the option of double-glazing the building's exterior, subject to planning and costings, funded through the service charge and sinking fund. The lease restricts pets and livestock on the property without prior written consent from the landlord, although well-behaved pets are generally accepted. Sub-letting requires the freeholder's consent,

which may take time, and landlords must hold a licence as per LCC requirements. An ESW1 form is not required, as the building is below six storeys.

Description

Brought to the market by Atlas Estate Agents, this beautifully appointed ground-floor apartment is nestled in the heart of Bedford Street South, within Liverpool's coveted Georgian Quarter. A true gem for those seeking both charm and modern convenience, this spacious two-bedroom residence promises the ideal blend of style and practicality.

Step inside to discover a bright and airy open-plan kitchen and reception room, where a large bay window fills the space with abundant natural light. Perfect for entertaining or relaxing, this inviting lounge space seamlessly connects to a sleek, contemporary kitchen, complete with an electric oven and gas hob, offering versatility for culinary enthusiasts and casual cooks alike.

Off the practical hallway, you'll find ample storage space for coats, shoes, and household essentials, keeping clutter out of sight and your home effortlessly organised. The accommodation includes two generously-sized double bedrooms, with the master bedroom featuring two grand sash windows, creating a serene and light-filled retreat. A modern, stylish bathroom awaits, complete with a full-sized bath and luxurious rainfall shower, adding a touch of indulgence to your daily routine.

Throughout the property, secondary glazed sash windows and durable laminate flooring ensure both comfort and warmth, enhancing the apartment's timeless appeal. Outside, a beautifully maintained communal garden offers a tranquil escape, with a decking area surrounded by manicured shrubs, perfect for sunny afternoons or unwinding with a book.

With two on-street parking permits available and situated in Liverpool's iconic Georgian Quarter—renowned for its historic charm and vibrant community—this apartment offers a unique opportunity to enjoy both heritage and the best of modern city living

Additional Images



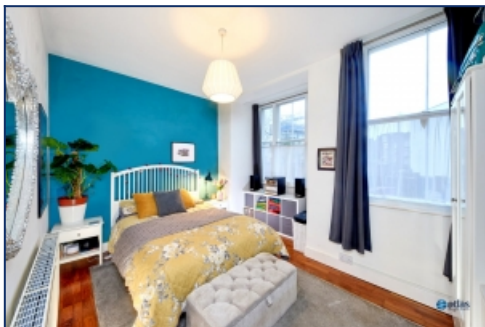
Kitchen / Living Area



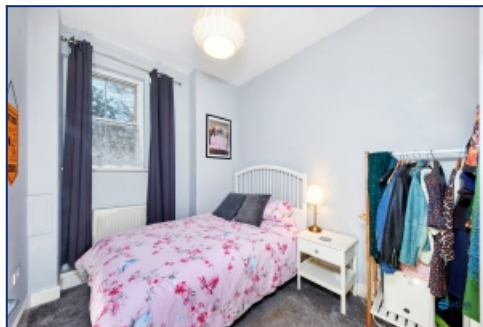
Kitchen



Kitchen



Bedroom 1



Bedroom 2



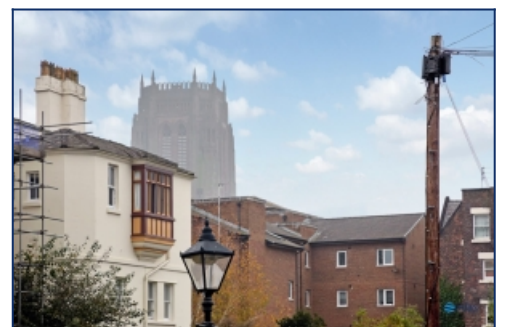
Bathroom



Communal Gardens

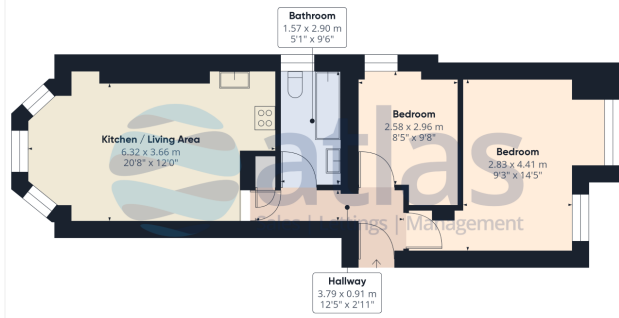


Communal Garden



External

Floor Plans



Approximate total area¹⁾
577.26 ft²

¹⁾ Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFIAS

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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.