

Carnatic Road, Mossley Hill, L18



For Sale - £415,000

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: B
- Development Of 16 Luxury New Build Apartments
- Now Completed
- High Level Of Specification Throughout
- Quality Fitted Kitchens With Bosch Appliances
- Contemporary Master Bathroom & En-suite To Master Bedroom
- Allocated & Gated Off Street Parking
- Communal Gardens & Stones Throw From Sefton Park
- Two Double Bedrooms With Fitted Wardrobes
- Superior Build Quality & Gas Central Heating
- Served By Excellent Transport Links

Further Details

- Tenure: Leasehold
- Floor: 3 (with lift access)
- No. of Floors: 1
- Floor Space: 1,076 square feet / 100 square metres
- Local Authority: Liverpool City Council
- Service Charge: £2,000 per annum
- Ground Rent: £1 per annum
- Parking: Visitors, On Street, Off Street, Bike Rack, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Fridge/Freezer, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/09/2022 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/08/3021 (approx)
- Lease Term Remaining: 996 year(s) (approx)
- Service Charge: £2,000 per annum
- Ground Rent: £1 per annum
- Leasehold Information: Each apartment will own a share of the freehold. Exact service charge budget is in the process of being confirmed.

Description

A stunning selection of high specification new build apartments located in the luxurious Briarwood Gardens development. Proudly brought to the sales market via Atlas Estate Agents.

Briarwood Gardens is now a completed development. The apartments are offered on a 999-year lease along with a share of the freehold. There is a peppercorn ground rent and a service charge which is to be confirmed, but we have been informed it will be in the region of £2,000 per annum.

Located around 4-miles from Liverpool city centre in the Mossley Hill area, is the luxurious Briarwood Gardens development. Carefully designed to provide residents with modern, spacious living, this development surely doesn't disappoint. From the communal grounds up to the third floor, attention to detail has been paramount throughout.

Mossley Hill is situated in the south of city and is bordered by Aigburth, Allerton and Childwall. The immediate area contains a vast range of amenities as well as good public transport links and major road networks. Within walking distance of the stunning 234-acre, Grade I listed Sefton Park and a short commute from Otterspool Promenade which sits on the banks of the river Mersey, both equal in popularity and beautiful scenery.

For those who enjoy a bit of retail therapy, the New Mersey Shopping Park, is a short commute and is home to some of the UK's most loved retail outfits. Travelling to the city centre or further afar, the development is close to the major road networks making commuting to the city centre and accessing the motorways an easy commute. For rail users, Mossley Hill train station is a 10-minute walk away, with trains that operate on the Liverpool to Manchester line.

The development sits within the original sandstone perimeter, which is accessed via the automated electric gates or separate electric pedestrian gate. Both gated entrances are fob linked and linked to the video intercom system. The communal gardens are situated to the rear of the development where you will find a laid to lawn area with extensive established shrubbery and trees. Within this tranquil area benches are spread for residents to enjoy that perfect summer evening. For residents who prefer to cycle, a designated sheltered bike store will be located to the side of development. Each resident will also benefit from one allocated parking space, with the development also benefitting from a visitor's car parking section. There will also be provisions for electric car charging.

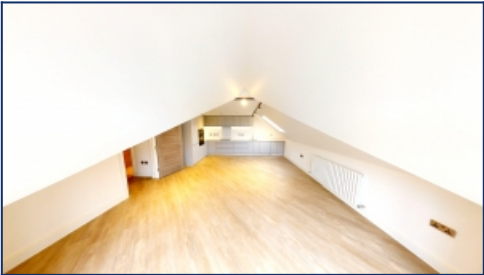
This extremely spacious apartment (number 4) spans over 950 square feet and combines modern, high specification with luxury living. Situated on the first floor of the development, which can be accessed via the communal stairway or lift, this apartment overlooks the front of the development.

Entering the apartment, the welcoming hallway provides access to all rooms via veneer doors. Within the hallway is a storage cupboard, a utility cupboard with plumbing and electrics for a washer/dryer and the video intercom system. To the end of the hallway the extremely generously sized lounge/kitchen/diner. This room contains an abundance of natural light provided via the large window and the French doors leading to the Juliet balcony. The lounge area contains LVT flooring up to the kitchen area where it is replaced with porcelain tiles. The kitchen area contains a range of modern fitted wall and floor units finished with high gloss doors. The quartz worktop and splash back complement the kitchen completely. Integrated appliances include an oven, hob, extractor, inset sink, dishwasher, and fridge/freezer. In keeping with outstanding design, feature mood lighting, which finishes the kitchen impeccably. Into the master bedroom, this stunningly spacious room contains French doors to the Juliet balcony, luxury carpet and benefits from an en-suite shower room and fitted wardrobes. The en-suite is fully porcelain tiled and complemented by the double walk-in shower with rainfall shower unit, concealed w/c and wall hung basin in a vanity unit. Bedroom two, like the master bedroom, is spacious and bright with a front aspect window overlooking the front of the development and fitted wardrobes. The bathroom exquisitely designed, and every aspect of the room has been thoroughly devised. Fully tiled with porcelain tiles the room comprises of a back to wall square bathtub, wall hung basin in vanity unit with accompanying anti-mist vanity mirror and w/c.

This apartment is ideal for a vast range of buyers. Located in a popular residential area with a vast range of amenities in the vicinity. The attention to detail in the design work and layout make these apartments stand out from the rest.

Viewings are available but are strictly on an appointment basis only. As works are ongoing at the site and the development is not yet complete, you will be required to wear a hard hat and hi-vi vest, both will be provided upon your arrival. You will also be advised to wear appropriate footwear walking around the site as the main road entrance is not yet complete.

Additional Images



Kitchen/Living/Dining



Hall Way



Bathroom



Bedroom 1



Bedroom 2



Shower Room



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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.