

Troutbeck Road, Mossley Hill, L18



For Sale - £190,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- Well Presented & Ready to Move Into
- Well Sought After Location in Calderstones L18
- Open Plan Lounge/Diner
- Garage, Communal and Off Street Parking
- Well Manicured Rear Communal Gardens
- Attractive Modern Kitchen
- Attractive Modern Family Bathroom With Separate Bath and Walk-in Shower.
- Close to Local Green Spaces - Minutes from Calderstones Park
- Close to Great Transport Links - 5 Minute Drive to Mossley Hill Station
- Close to Excellent Schools & Amenities

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 58 square metres / 619 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £1,040 per annum
- Ground Rent: £1 per annum
- Parking: Off Street, Garage, Communal
- Outside Space: Communal Gardens
- Appliances/White Goods: Electric Cooker, Fridge/Freezer, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 18/01/1985 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 17/01/2984 (approx)
- Lease Term Remaining: 959 year(s) (approx)
- Service Charge: £1,040 per annum
- Ground Rent: £1 per annum
- Leasehold Information: Peppercorn ground rent

Description

Welcome to your new home at Troutbeck Road, Mossley Hill, L18, presented to you by Atlas Estate Agents. This charming flat, nestled in the heart of the well-sought-after Calderstones area, is a delightful offering for those seeking a comfortable and convenient lifestyle.

Situated on the ground floor, this two-bedroom gem boasts a thoughtfully arranged accommodation, all on a single level for your ease and comfort. The open-plan lounge/diner creates a spacious and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The attractive modern kitchen invites your culinary creativity to flourish, while the adjacent reception room provides a cozy retreat for relaxation. The well-appointed bedrooms offer peaceful sanctuaries, and the modern family bathroom, complete with a separate bath and walk-in shower, adds a touch of luxury to your daily routine.

One of the highlights of this property is its proximity to local green spaces, with Calderstones Park just minutes away – an ideal spot for leisurely strolls, picnics, and outdoor activities. For those commuting, Mossley Hill Station is a mere 5-minute drive, ensuring excellent connectivity to the wider city.

Parking is a breeze with the inclusion of a garage, communal parking, and off-street options. As an added bonus, the well-manicured rear communal gardens provide a peaceful retreat, allowing residents to unwind amidst nature without leaving the property.

This flat is not just a residence; it's a lifestyle upgrade. Immaculately presented and ready to move into, it offers the perfect blend of modern comfort and convenience. Close to excellent schools, amenities, and with great transport links, this property is a rare find in a highly desirable location.

Don't miss the chance to make this house your home – contact Atlas Estate Agents today to arrange a viewing and embark on the next chapter of your life in the heart of Calderstones.

Additional Images



Bedroom 2



Communal Gardens



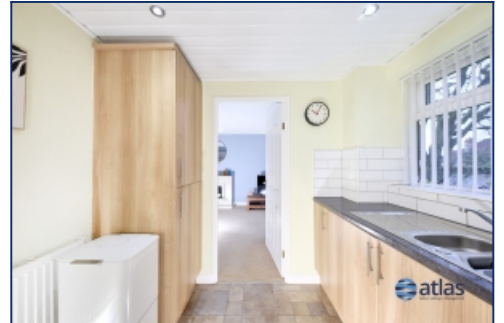
Entrance Area



Living / Dining Area



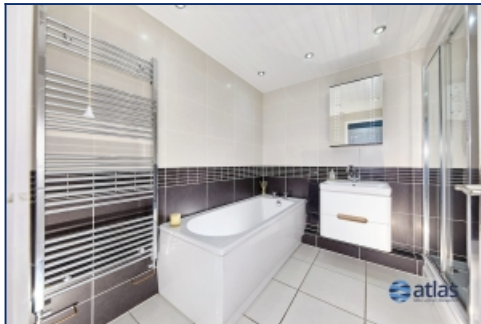
Living / Dining Area



Kitchen

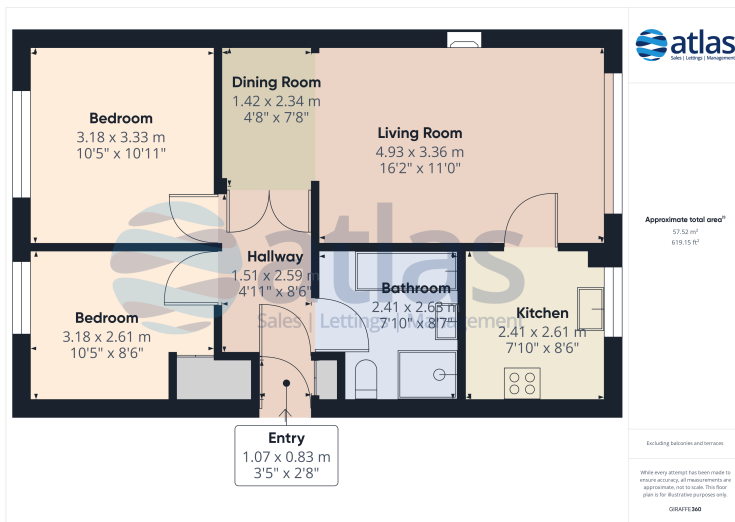


Bedroom 1



Bathroom

Floor Plans



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.