

## Lyndhurst Road, Mossley Hill, L18



For Sale - £495,000 Offers Over

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: B
- Extremely Well Maintained & Presented Throughout
- High End Specification - Underfloor Gas Heating and Plantation Shutters Throughout
- Private Gated Entrance with Electrically Operated Gates and Allocated and Visitor Parking
- Contemporary Fitted Kitchen Including Appliances, Island Space & Separate Utility Cupboard
- Spacious and Bright Contemporary Reception Room
- Spacious Hallway Area with Double Storage Cupboard
- Modern Large Family Bathroom with Freestanding Bath and Separate Shower Enclosure
- Master Bedroom with Modern En-Suite Shower Room
- Extremely Well Kept Communal Gardens and Private Garden
- Exclusive Mossley Hill L18 Location - Close to a Wealth of Amenities - Minutes to Sefton Park, Calderstones Park and Allerton Road

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 117 square metres / 1,265 square feet
- Council Tax Band: F
- Local Authority: Liverpool City Council
- Service Charge: £266 per calendar month
- Ground Rent: £250 per annum
- Security: Intercom (Video)
- Parking: Visitors, Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Front Garden, Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Induction), Microwave, Fridge, Freezer, Dishwasher, Wine Cooler

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2017 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/12/2141 (approx)
- Lease Term Remaining: 117 year(s) (approx)
- Service Charge: £266 per calendar month
- Ground Rent: £250 per annum

### Description

Brought to the market by Atlas Estate Agents, this exceptional ground-floor apartment on Lyndhurst Road, Mossley Hill, L18, offers the perfect blend of modern luxury and comfort, all within one of Liverpool's most sought-after neighbourhoods.

Arranged over one spacious floor, this beautifully presented home features two generously sized bedrooms and two stylish bathrooms, including a luxurious master suite with a modern en-suite shower room. A large, light-filled reception room forms the heart of the property, with sleek contemporary finishes and ample space to entertain. The contemporary kitchen is an impressive centrepiece, complete with integrated appliances, an island, and a separate utility cupboard, all finished to an impeccable standard.

Every inch of this apartment has been thoughtfully designed, with underfloor gas heating and elegant plantation shutters throughout, ensuring comfort and style in equal measure. The spacious hallway, complete with a double storage cupboard, adds to the sense of space, while the modern family bathroom boasts a freestanding bath and separate shower enclosure for an added touch of luxury.

Beyond the property itself, you'll find a well-maintained private garden, ideal for outdoor relaxation, alongside meticulously kept communal gardens. Secure, gated entry with electrically operated gates provides peace of mind, and the apartment benefits from allocated parking as well as visitor parking.

Nestled in the prestigious Mossley Hill area, this exclusive apartment enjoys close proximity to Sefton Park, Calderstones Park, and the vibrant amenities of Allerton Road, offering a perfect combination of tranquillity and convenience. With a lift for easy access and finished to an impeccable standard throughout, this apartment truly represents high-end living at its finest.

## Additional Images



Bedroom 2



En Suite Shower Room



Kitchen



Kitchen



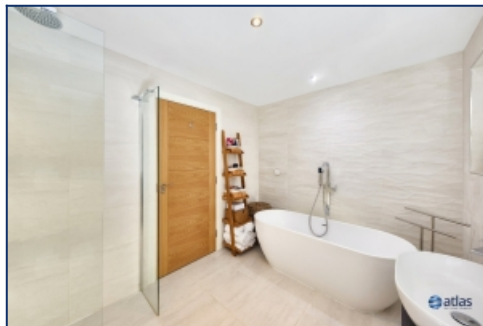
Reception Room



Reception Room



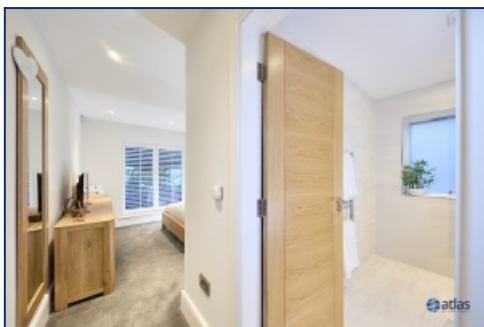
Landing



Family Bathroom



Bedroom 1



Bedroom 2

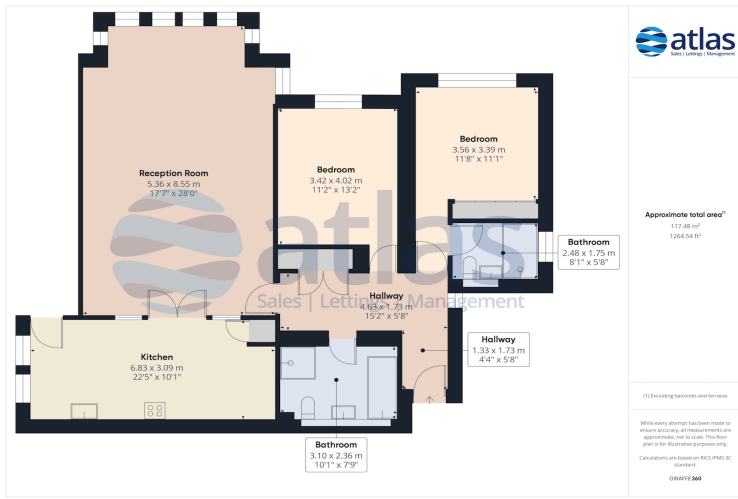


Private Garden



Private Garden

## Floor Plans



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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.