

## Elmsley Court, Mossley Hill, L18



**For Sale - £190,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: D
- Spacious, Light-filled Lounge with a Bright, Airy Ambiance
- Convenient Hallway Storage Solutions
- Contemporary Bathroom Featuring a Bathtub with an Overhead Shower
- Located on the Ground Floor for Easy Access
- Two Generously Sized Double Bedrooms
- Ideally Situated with Excellent Transport Links Nearby
- Modern, Fully Fitted Kitchen and Bathroom with Quality Finishes
- Access to Well-maintained Communal Gardens and Ample Parking with Cctv for Added Security
- Equipped with Double Glazing and Efficient Electric Heating
- Highly Sought After Location in Mossley Hill L18, 2 Minute Walk to Mossley Hill Station for Easy Access to Manchester, Birmingham and Liverpool City Centre

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 712 square feet / 66 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £100 per calendar month
- Parking: Off Street, Garage, Communal
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Induction)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2000 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/2998 (approx)
- Lease Term Remaining: 973 year(s) (approx)
- Service Charge: £100 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: When purchasing this leasehold property, you will also acquire a share of the freehold title through a committee or company structure. This arrangement ensures that, alongside owning the leasehold interest in your property, you will gain a stake in the freehold title by way of a transfer within the company's ownership framework. As a shareholder in the freehold company or member of the committee, you will have a say in decisions regarding the management and upkeep of the property,

providing additional control and benefits beyond traditional leasehold ownership.

There are no pets allowed in the property.

## Description

Atlas Estate Agents proudly presents: A Stunning Two-Bedroom Ground-Floor Apartment in Mossley Hill, L18

Discover refined living in this beautifully presented two-bedroom ground-floor apartment, ideally located in the sought-after Liverpool suburb of Mossley Hill. This prestigious area, cherished for its leafy charm and vibrant community, boasts iconic landmarks such as Penny Lane, Allerton Road, and the sprawling Greenbank Park.

Mossley Hill is surrounded by the historic Sefton Park, an English Heritage-listed haven of 235 acres, and Calderstones Park, perfect for nature lovers and active lifestyles alike. Allerton Road, a stylish high street, is lined with an array of popular wine bars, delightful coffee shops, unique independent boutiques, and acclaimed restaurants. Families will appreciate access to some of Liverpool's top schools, including Liverpool College and the catchment area for the esteemed Blue Coat School. With excellent transport links with a 2 Minute Walk to Mossley Hill Station for Easy Access to Manchester, Birmingham and Liverpool City Centre, Mossley Hill also provides easy access to Liverpool city centre by road, rail, and bus.

Step inside to find an inviting entrance hallway that leads to a spacious, light-filled lounge, where large windows create a bright, airy ambiance ideal for both relaxation and entertaining. The modern kitchen/diner, complete with quality fittings, provides a stylish space for meal preparation and gatherings. Two generously sized double bedrooms offer restful retreats, while a contemporary bathroom, featuring a bathtub with an overhead shower, completes the accommodation.

Outside, enjoy access to beautifully maintained communal gardens, ample off-road parking with CCTV for added security, and a private single garage for added convenience. With double glazing and efficient electric heating throughout, this apartment combines comfort with energy efficiency.

This exceptional property embodies the best of Mossley Hill living and won't be available for long. Contact us today to arrange your viewing and make this stunning apartment your new home.

## Room Details

### Living Room

4.86 x 3.79 metres (16' 0" x 12' 6")

Large window to the front aspect, carpet flooring and electric heater.

### Kitchen

4.07 x 3.24 metres (13' 5" x 10' 8")

Range of wall and base units, tiled splash back, extractor hood, electric hob and oven, sink with mixer tap, housing for appliances, two UPVC windows to the rear, laminate flooring, dining area, electric heater and storage cupboard.

### Bedroom One

4.85 x 2.99 metres (15' 11" x 9' 10")

Window to the front aspect, carpet flooring and electric heater.

### Bedroom Two

3.63 x 3.03 metres (11' 11" x 10' 0")

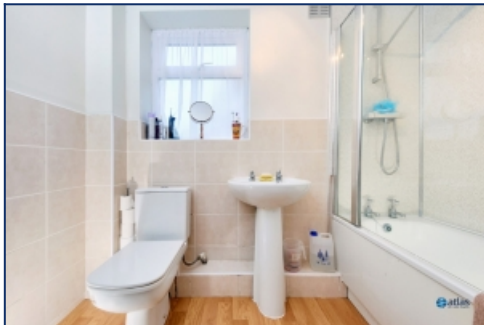
Window to the rear, electric heater and carpet flooring.

### Bathroom

2.49 x 1.77 metres (8' 3" x 5' 10")

Frosted window to the side aspect, laminate flooring, part tiled walls, W.C, hand wash basin and shower over bath.

## Additional Images



Bathroom



Bedroom



Hallway





Lounge



Kitchen



Bathroom



Kitchen

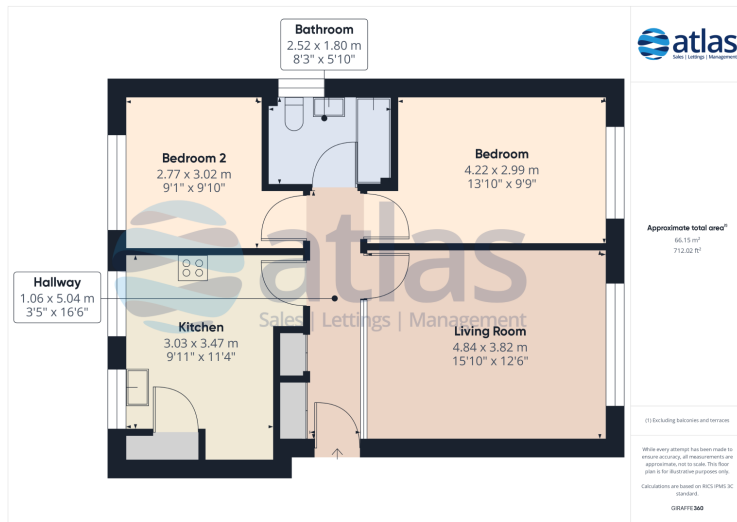


Garage



Front Elevation

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

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

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://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.