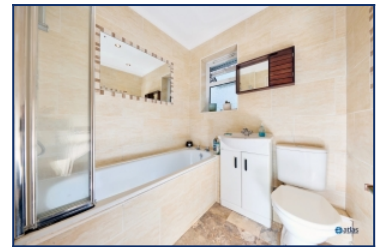


Beechwood Green, Cressington, L19



For Sale - £110,000 Offers Over

Key Features

- 1 Bedroom 1 Bathroom Flat
- EPC Rating: C
- Bright and Inviting Lounge
- Modern Kitchen Featuring Integrated Appliances
- Spacious Double Bedroom with Built-in Storage Cupboards
- Contemporary Tiled Bathroom with a Bath and Overhead Shower
- Double Glazing and Efficient Gas Central Heating Throughout
- Access to Communal Gardens
- Prime Sought-after Location in L19, Near Aigburth Road's Extensive Amenities
- Excellent Transport Links, Including a 5-minute Walk to Cressington Station, Offering a 15-minute Train Journey to the City Centre

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 385 square feet / 36 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £84 per calendar month
- Ground Rent: £10 per annum
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Fridge/Freezer

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 11/03/1991 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 10/03/2116 (approx)
- Lease Term Remaining: 91 year(s) (approx)
- Service Charge: £84 per calendar month
- Ground Rent: £10 per annum

Description

Brought to the market by Atlas Estate Agents

Nestled in the heart of the sought-after Beechwood Green in Cressington, L19, this charming first-floor flat is the perfect blend of comfort and convenience. Thoughtfully arranged over a single level, the property boasts a bright and inviting lounge that sets the tone for relaxed living.

The modern kitchen, complete with sleek integrated appliances, offers a stylish and practical space to whip up culinary delights. The spacious double bedroom is a sanctuary of calm, featuring built-in storage cupboards that cater to all your organisational needs. Completing the accommodation is a contemporary tiled bathroom, equipped with a bath and overhead shower, ideal for unwinding after a long day.

The property benefits from double glazing and efficient gas central heating throughout, ensuring a warm and cosy atmosphere year-round. Residents will also enjoy access to beautifully maintained communal gardens, providing a tranquil retreat from the bustle of daily life.

Situated in a prime location near Aigburth Road's vibrant amenities, the flat offers unparalleled convenience. Excellent transport links are on your doorstep, with Cressington Station just a 5-minute stroll away, whisking you to Liverpool city centre in a mere 15 minutes.

This delightful flat presents a fantastic opportunity for first-time buyers, downsizers, or investors seeking a stylish home in a highly desirable area. Don't miss the chance to make it your own.

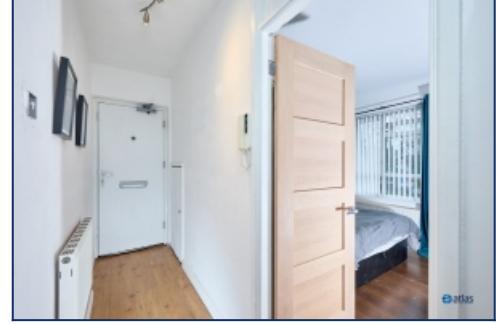
Additional Images



Bedroom



Front Elevation 2



Hallway



Lounge

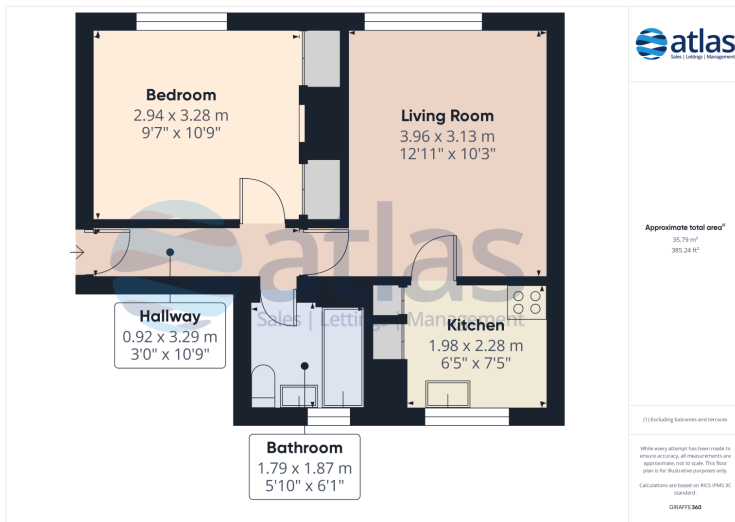


Lounge



Kitchen

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
Website: 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.