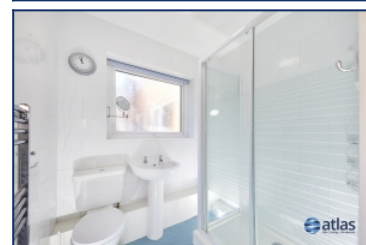
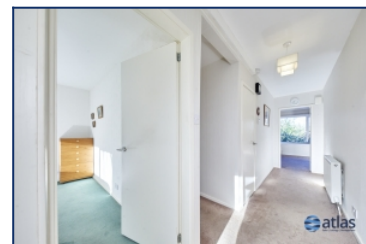


## Elmswood Court, Palmerston Road, Mossley Hill, L18



**For Sale - £160,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- No Onward Chain
- First Floor Spacious Apartment
- Shower Room
- Separate Fitted Kitchen
- Two Double Bedrooms
- Separate Garage Offering Storage or Parking Space
- Good Sized Living/Dining Room
- Close to Great Transport Links - 3 Minute Walk to Mossley Hill Station
- Local Green Spaces - 10 Minute Walk to Sefton Park
- Ideal for First Time Buyer or Retirement

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 68 square metres / 728 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £1,291 per annum
- Ground Rent: £10 per annum
- Security: Intercom (Audio Only)
- Parking: Visitors, Off Street, Garage, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/02/1969 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/01/2968 (approx)
- Lease Term Remaining: 942 year(s) (approx)
- Service Charge: £1,291 per annum
- Ground Rent: £10 per annum
- Leasehold Information: You will also own a share of the freehold.

### Description

Welcome to Elmswood Court, Mossley Hill, where luxury living meets convenience!

Brought to you by Atlas Estate Agents, we are delighted to present this exquisite first-floor apartment, a true gem nestled in the heart of L18. This

residence promises a lifestyle of comfort, style, and unparalleled accessibility.

Step into a world of elegance as you explore the meticulously designed interiors of this two-bedroom haven. The accommodation, thoughtfully arranged on a single floor, boasts a spacious living/dining room, offering the perfect setting for entertaining or quiet relaxation. The airy ambiance is complemented by the abundance of natural light that bathes the rooms, creating a warm and inviting atmosphere.

Prepare culinary delights in the separate fitted kitchen, a culinary haven where every meal becomes a masterpiece. The modern design and high-quality finishes add a touch of sophistication to this functional space, making it a delight for both aspiring chefs and seasoned cooks alike.

Discover the ultimate in comfort with two generously sized double bedrooms, each providing a private retreat to unwind after a busy day. The adjacent bathroom which contains a walk-in shower ensures that convenience is never compromised, offering a luxurious and well-appointed space to pamper yourself.

The perks of this residence extend beyond its walls. A separate garage accompanies the property, providing not only secure parking but also additional storage space for your convenience. Say goodbye to the hassle of on-street parking as you enjoy the luxury of a dedicated spot just steps away from your front door.

Location is key, and Elmswood Court excels in this regard. Just a 3-minute walk to Mossley Hill Station, commuting becomes a breeze, connecting you effortlessly to the city and beyond. Embrace the outdoors with a leisurely 10-minute stroll to the iconic Sefton Park, where lush green spaces and tranquility await, providing the perfect escape from the urban hustle.

With no onward chain, the path to your new home is clear, making the transition seamless and stress-free. Whether you're a first-time buyer embarking on an exciting journey or seeking a serene retreat for retirement, this first-floor spacious apartment caters to your every need.

Don't miss the opportunity to make Elmswood Court your new address. Contact Atlas Estate Agents today to schedule your exclusive viewing and embark on a journey to sophisticated living!

## Additional Images



Kitchen



Bedroom 2



Kitchen



Kitchen



Bedroom 1



Communal Gardens



Parking

## 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.