

## Beech Lane, Mossley Hill, L18



**For Sale - £170,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- No Onward Chain
- Well Maintained & Presented Throughout
- Spacious Entrance Hallway
- Spacious Reception Room with Expansive Windows
- Two Good Sized Spacious and Bright Bedrooms
- Spacious Fitted Kitchen
- Large Bathroom with Walk in Shower Enclosure
- Well Maintained Communal Gardens
- Amongst a Wealth of Amenities and Close to Excellent Transport Links, Popular Schools and Local Green Spaces - a Minute Walk to Calderstones Park
- Beautifully Presented Apartment in Prestigious Location L18

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 62 square metres / 665 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £145 per calendar month
- Security: Intercom (Audio Only)
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Triple Glazing, Night Storage, Electric Heating, Double Glazing
- Appliances/White Goods: Electric Cooker

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2016 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3014 (approx)
- Lease Term Remaining: 990 year(s) (approx)
- Service Charge: £145 per calendar month
- Ground Rent: Peppercorn

### Description

Nestled in the heart of the highly sought-after Mossley Hill area, Atlas Estate Agents proudly present this beautifully maintained and immaculately presented first-floor apartment on Beech Lane, L18. A rare gem in a prestigious location, this property offers the perfect blend of comfort, convenience, and style, with no onward chain to delay your move.

As you step into the spacious entrance hallway, you'll immediately appreciate the sense of space and light that defines this lovely home. The expansive reception room is flooded with natural light from large, broad windows, creating an inviting and airy atmosphere—ideal for both relaxation and entertaining.

The property boasts two generously sized and bright bedrooms, each offering a peaceful retreat after a long day. The spacious fitted kitchen provides ample room for culinary creativity, while the large bathroom features a walk-in shower enclosure.

Externally, the apartment benefits from well-maintained communal gardens, offering a tranquil space to unwind. With a wealth of amenities at your doorstep, including excellent transport links, popular schools, and the beautiful Calderstones Park just a minute's walk away, this apartment truly has it all.

Don't miss the opportunity to make this beautifully presented apartment your new home in one of Liverpool's most desirable areas.

## Additional Images



Bedroom 2



Communal Gardens



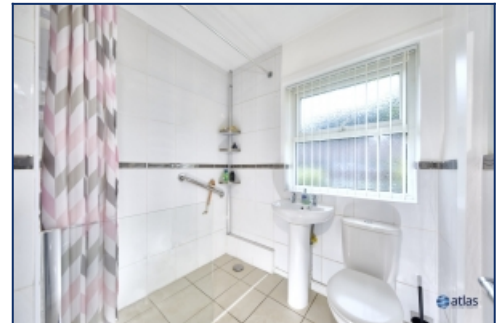
Hallway



Kitchen



Bedroom 1

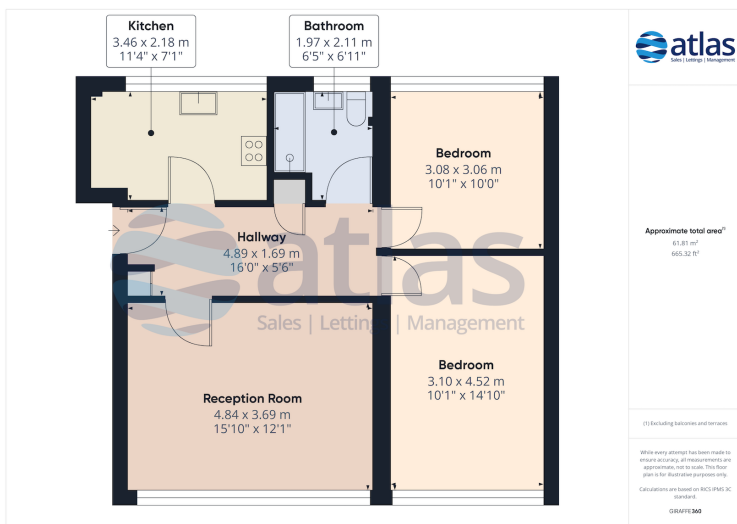


Bathroom



Communal Gardens

## Floor Plans



Fax: 0151 727 4943

## Mossley Hill, Liverpool, L18 1LN

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.