

## Grove Park, Princes Park, L8



**For Sale - £90,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- No Onward Chain
- Bright and Spacious Open Plan Living and Dining Area
- Floor to Ceiling Windows in Lounge Providing Plenty of Natural Light
- Bathroom with Bath and Overhead Shower
- Beautiful Wooden Doors Throughout
- Audio Intercom Provided
- Two Well-Appointed Bedrooms
- Excellent Investment Opportunity
- Communal Gardens
- Amongst a Wealth of Amenities and Close to Excellent Transport Links, Popular Schools and Local Green Spaces

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 54 square metres / 577 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £131 per calendar month
- Security: Intercom (Audio Only)
- Parking: Off Street, Communal
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 12/12/1984 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 11/12/2983 (approx)
- Lease Term Remaining: 958 year(s) (approx)
- Service Charge: £131 per calendar month
- Ground Rent: Peppercorn

### Description

Nestled within a vibrant community, this first-floor residence boasts a harmonious blend of comfort and convenience, offering the perfect sanctuary for modern living. With accommodation thoughtfully arranged over one floor, this flat is an ideal investment opportunity or a delightful home for those seeking a tranquil yet connected lifestyle.

As you step inside, you are greeted by a bright and spacious open-plan living and dining area. The lounge, with floor-to-ceiling windows, floods the space with natural light, creating an inviting atmosphere for relaxation and entertaining. The kitchen is perfectly integrated into this area, ensuring seamless

interaction and functionality.

The property features two well-appointed bedrooms, each designed to provide a restful retreat. Beautiful wooden doors throughout add a touch of elegance and warmth, enhancing the overall charm of the flat. The bathroom, complete with a bath and overhead shower, offers a serene space to unwind after a long day.

Practicality meets security with an audio intercom system, ensuring peace of mind for residents. Additionally, the flat benefits from no onward chain, allowing for a swift and hassle-free purchase process.

Beyond the confines of this delightful home, residents can enjoy communal gardens, perfect for leisurely strolls or outdoor gatherings. The location is unmatched, surrounded by a wealth of amenities and boasting excellent transport links. Top-rated schools and local green spaces, including the picturesque Princes Park, are just a stone's throw away, making this property an exceptional choice for families and professionals alike.

Don't miss the chance to own this charming flat in Grove Park. Contact Atlas Estate Agents today to arrange a viewing and step into your future home.

## Additional Images



Lounge



Kitchen



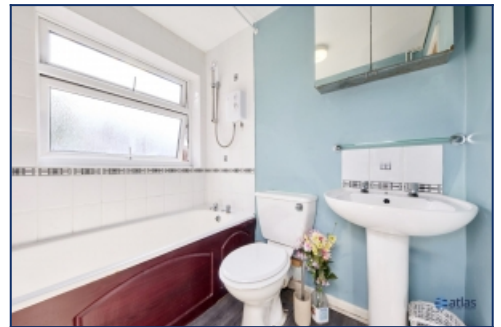
Kitchen



Master Bedroom

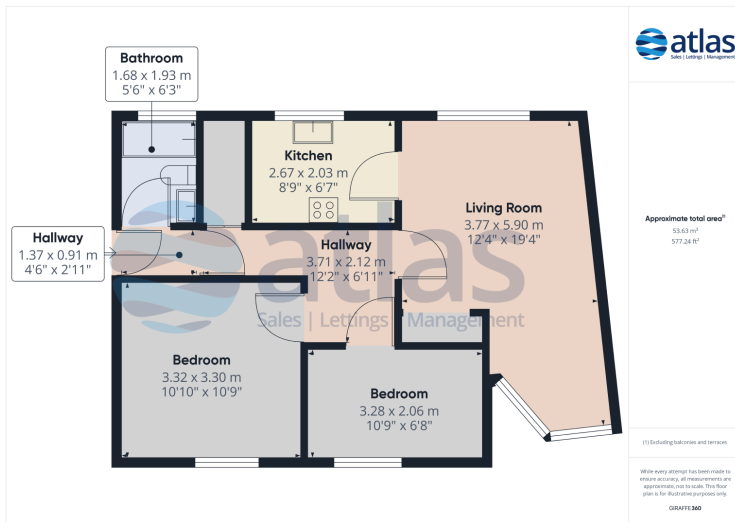


Bedroom 2



Bathroom

## 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.