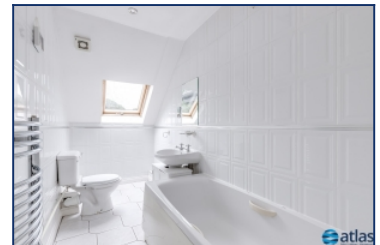


Town Row, West Derby, L12



For Sale - £120,000 Offers in the Region of

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C
- No Onward Chain
- Well Maintained and Presented Throughout
- Spacious and Bright Reception Room
- Spacious Open Plan Fitted Kitchen with Dining Area
- Two Bright and Airy Bedrooms
- Master Bedroom with Fully Tiled En Suite Shower Room
- Fully Tiled Family Bathroom with Bath and Overhead Shower
- Communal Gardens and Allocated, Off Street Parking
- Seconds Walk to West Derby Village - Amongst Excellent Amenities, Bars, Restaurants and Shops
- Spacious Apartment in Quiet Residential Area L12 - Close to Great Schools and Excellent Transport Links

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 74 square metres / 798 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £125 per calendar month
- Ground Rent: £100 per annum
- Security: Intercom (Audio Only)
- Parking: Off Street, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2001 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/2999 (approx)
- Lease Term Remaining: 975 year(s) (approx)
- Service Charge: £125 per calendar month
- Ground Rent: £100 per annum

Description

Brought to the market by Atlas Estate Agents, this exceptional apartment offers a rare opportunity to own a slice of tranquility in the heart of West Derby's sought-after Town Row, L12. Situated on the second floor, this well-maintained and beautifully presented home spans a single floor, providing an ideal blend of comfort and convenience.

Upon entering, you are welcomed by a spacious and bright reception room, perfect for relaxing or entertaining. The open-plan fitted kitchen, complete with a dining area, is a true highlight, offering ample space for culinary creations and gatherings with loved ones.

The accommodation boasts two bright and airy bedrooms, each thoughtfully designed to maximise space and natural light. The master bedroom is a serene

retreat, featuring a fully tiled en suite shower room for added luxury. The second bedroom is equally inviting and is complemented by a fully tiled family bathroom, complete with a bath and overhead shower.

The property benefits from communal gardens, offering a peaceful outdoor space to enjoy, and allocated off-street parking for added convenience. With no onward chain, this apartment is ready to become your new home.

Located just seconds from the vibrant West Derby Village, you'll find excellent amenities, bars, restaurants, and shops at your doorstep. This quiet residential area is perfect for families, being close to outstanding schools and boasting excellent transport links.

This spacious apartment is more than just a home; it's a lifestyle opportunity not to be missed.

Additional Images



Kitchen



atlas



Kitchen



Kitchen



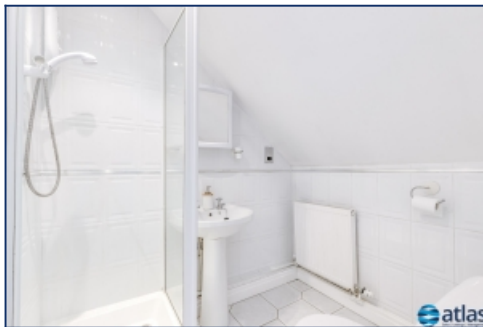
Kitchen



Dining Area



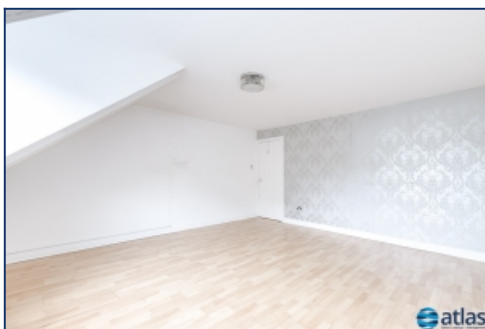
Room 1



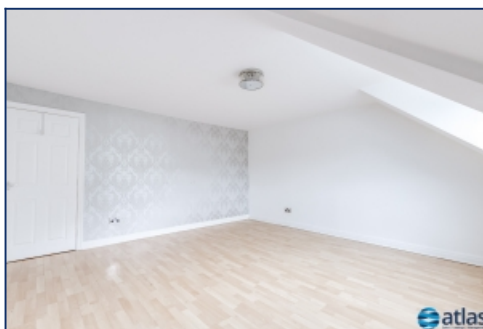
Room 1 En Suite



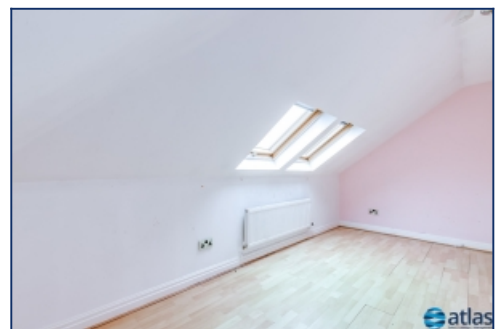
Room 2



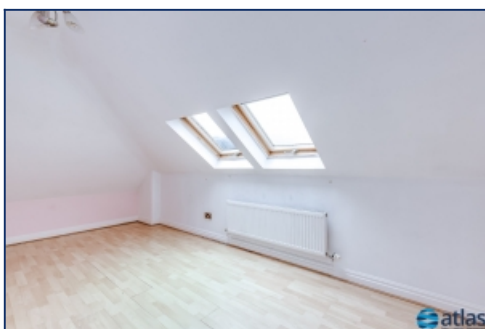
Room 2



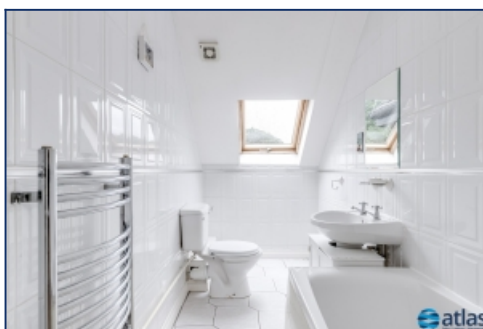
Room 2



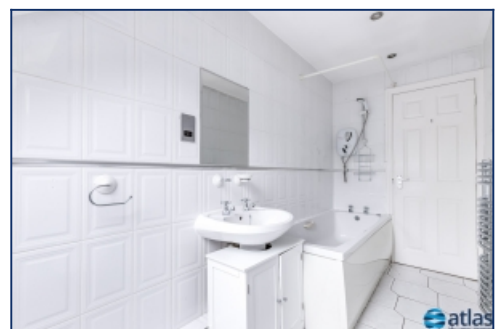
Room 3



Room 2



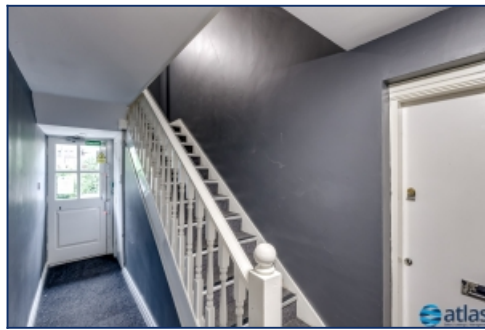
Family Bathroom



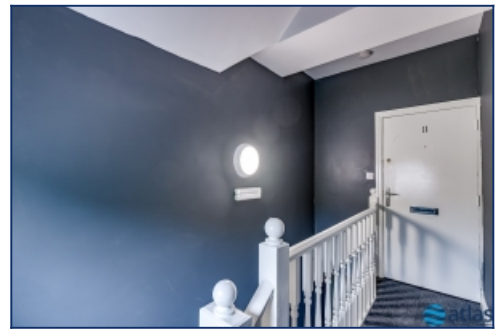
Family Bathroom



Front



Communal Area



Communal Area



Front



Front



Parking

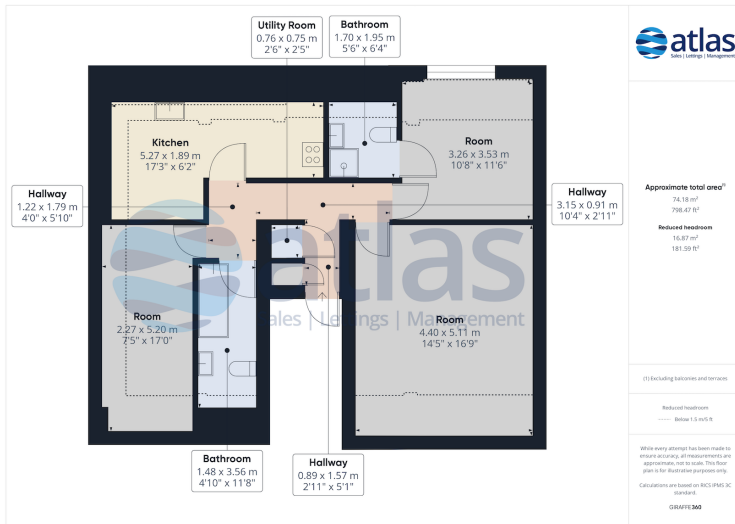


Parking



Parking

Floor Plans



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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.