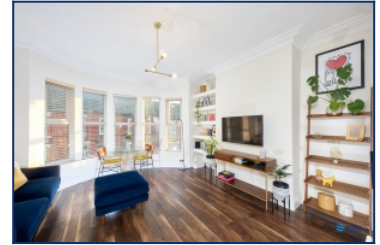


Hallville Road, Mossley Hill, L18



For Sale - £180,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: E
- Bright and Spacious Lounge: Features a Large Bay Window, Allowing for Plenty of Natural Light
- Contemporary Kitchen: Conveniently Located Off the Lounge, Equipped with Integrated Appliances for Modern Living
- Practical Storage: a Handy Cupboard Located Off the Hallway Provides Additional Space
- Stylish Family 4 Piece Bathroom Suite: Fully Tiled with a Modern Design, Includes a Bath with a Separate Shower
- Two Generously Sized Double Bedrooms: One Benefits from a Fitted Wardrobe for Added Convenience
- Immaculately Presented: Beautifully Decorated Throughout with Light, Airy Interiors That Create a Welcoming Atmosphere
- Double Glazing and Efficient Electric Heating: Ensures Comfort and Energy Efficiency Year-round
- Prime Location in Mossley Hill (L18): Situated in a Highly Desirable Area, Close to Outstanding Schools and Excellent Transport Links
- Unbeatable Convenience: Just a 2-minute Walk to the Vibrant Allerton Road with Its Array of Shops, Cafes, and Amenities

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 540 square feet / 50 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £80 per calendar month
- Security: Intercom (Audio Only)
- Parking: On Street
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 26/11/2010 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 25/11/2135 (approx)
- Lease Term Remaining: 110 year(s) (approx)
- Service Charge: £80 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: The lease commenced in 2010, with 111 years remaining; however, the freehold was purchased last year. The freehold is collectively owned by the three flat owners, including the current seller. This arrangement allows the owners to control all aspects of the freehold, avoiding third-party management and associated costs such as ground rent, extortionate fees, or unexpected service charge increases. Instead, the flat owners have agreed to contribute £80 per month to cover

routine maintenance and build a fund for potential future works. There are no restrictions on pets or sub-letting, providing flexibility for residents.

Description

An Elegant First-Floor Retreat in the Heart of Mossley Hill

Atlas Estate Agents proudly present this beautifully appointed apartment, located on the sought-after Hallville Road in the vibrant neighbourhood of Mossley Hill, L18. Offering a perfect blend of style, comfort, and convenience, this property is an exceptional opportunity for modern living.

Step inside to discover accommodation arranged over one floor, where light and space take centre stage. The bright and spacious lounge is a standout feature, showcasing a charming bay window that bathes the room in natural light. Just off the lounge, the contemporary kitchen is thoughtfully designed, complete with integrated appliances and an effortless connection to the main living area, perfect for entertaining or relaxed evenings in.

The apartment boasts two generously sized double bedrooms, one of which benefits from a fitted wardrobe, offering ample storage solutions. A practical hallway cupboard further enhances the home's functionality. The stylish family bathroom is a luxurious 4-piece suite, fully tiled and featuring both a separate bath and shower, combining elegance and practicality for modern living.

Immaculately presented, the interiors are light, airy, and impeccably decorated, creating a welcoming atmosphere throughout. With double glazing and efficient electric heating, comfort is assured in every season.

This property also benefits from a rare and highly desirable feature: the freehold was purchased last year and is now collectively owned by the three flat owners, including the current seller. This arrangement empowers the owners to control all aspects of the freehold, avoiding third-party management and associated costs such as ground rent, extortionate fees, or unexpected service charge increases. Instead, the flat owners have agreed to contribute £80 per month, ensuring routine maintenance is covered and a fund is built for potential future works.

Set in a prime location, this property enjoys all the perks of Mossley Hill living. It's just a 2-minute stroll to the lively Allerton Road, bustling with shops, cafes, and amenities, while outstanding schools and excellent transport links are close by.

This Hallville Road gem combines elegance, practicality, and an unbeatable location—perfect for first-time buyers, professionals, or those looking to downsize without compromise.

Don't miss the chance to call this stunning apartment home.

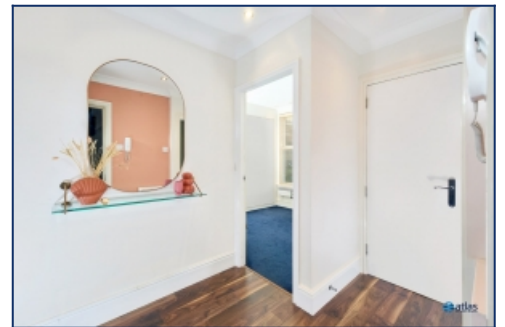
Additional Images



Bedroom



Lounge



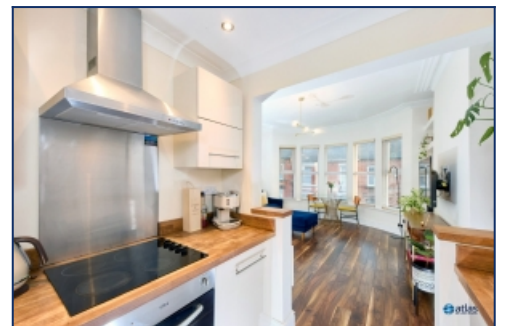
Hallway



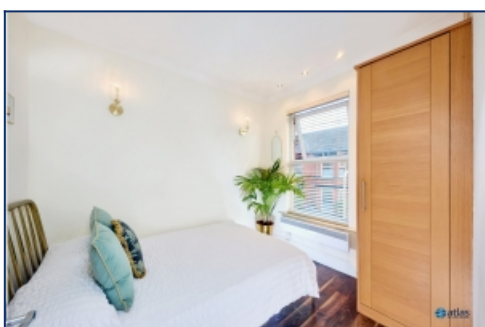
Lounge



Lounge



Kitchen



Bedroom

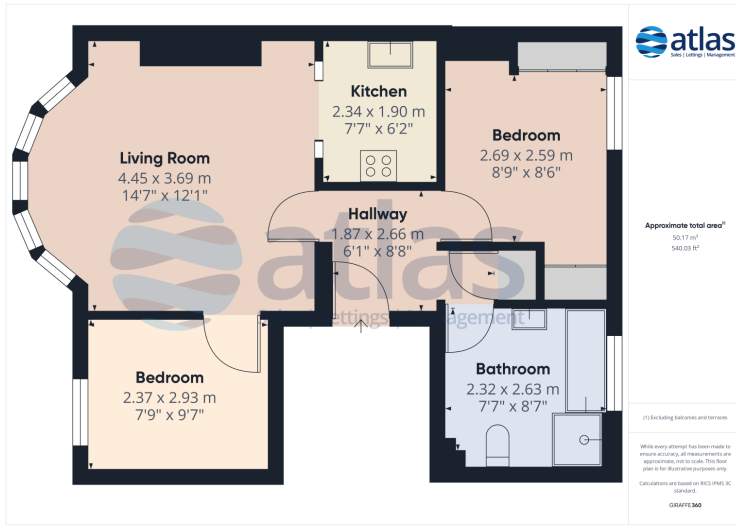


Bedroom



Bedroom

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.