

Derwent Court, Troutbeck Road, Allerton, L18



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

Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- No Onward Chain
- Opportunity to Add Significant Value
- Large Reception Room
- Spacious Bedroom
- Plentiful Storage - Storage Room and Various Storage Cupboards
- Spacious Kitchen Area
- Well Manicured Communal Gardens
- Walking Distance to Allerton Road, Sefton Park and Calderstones Park
- Close to a Wealth of Amenities, Great Schools and Excellent Transport Links
- Located in the Sought After Area of Allerton, L18

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 46 square metres / 491 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £100 per calendar month
- Parking: Garage
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/1983 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/2981 (approx)
- Lease Term Remaining: 957 year(s) (approx)
- Service Charge: £100 per calendar month
- Ground Rent: Peppercorn

Description

Atlas Estate Agents proudly presents a unique opportunity to own a first-floor apartment brimming with potential, located in the highly sought-after area of Allerton, L18. This hidden gem on Troutbeck Road offers the discerning buyer a chance to create a dream home tailored to their tastes and preferences.

Upon entering, you are welcomed by a spacious reception room bathed in natural light, providing the perfect canvas for a cozy living space or an elegant entertaining area. The generously sized bedroom promises restful nights and peaceful mornings, with ample room for personal touch.

The accommodation is thoughtfully arranged over one floor, featuring a large kitchen area that awaits your culinary vision.

Storage will never be an issue, as this apartment boasts a dedicated storage room and multiple storage cupboards, ensuring a clutter-free living environment. The practical layout offers convenience and functionality, ideal for modern living.

Outside, well-manicured communal gardens invite you to relax and unwind in a serene, green oasis. Imagine leisurely strolls amidst lush foliage, right at your doorstep. For those who cherish the outdoors, the proximity to Allerton Road, Sefton Park, and Calderstones Park is a true delight, offering endless recreational possibilities.

This property is located within walking distance of a wealth of amenities, renowned schools, and excellent transport links, making it perfect for professionals, couples, or investors looking to add significant value. With no onward chain, the path to ownership is smooth and straightforward, allowing you to embark on your renovation journey without delay.

Seize this rare chance to transform a well-located apartment into a bespoke haven. Contact Atlas Estate Agents today to explore this promising property and envision the remarkable potential it holds.

Additional Images



Bathroom



Communal Gardens



Hallway



Reception Room



Kitchen



Bedroom 2

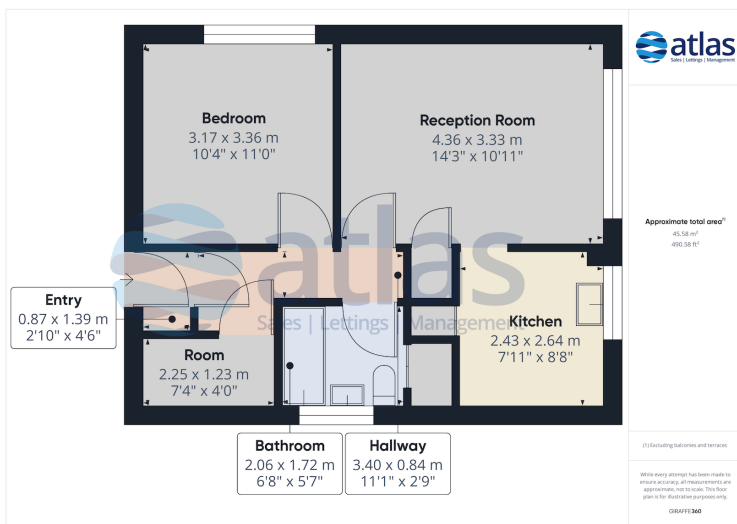


Staircase



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
Website: www.atlasestateagents.co.uk

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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.