

## Springhill Court, Wavertree, L15



For Sale - £160,000 Offers Over

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Grade II Listed Property - Part of the Original Blue Coat Boarding School
- No Onward Chain - Well Maintained & Spacious Throughout
- Large Open Plan Dining/Kitchen/Living Room with Original Sash Windows Throughout
- Contemporary Kitchen with Appliances Included
- Two Bright and Airy Bedrooms with Large Original Sash Windows
- Contemporary Modern Bathroom with Bath & Overhead Shower
- Beautifully Manicured Communal Gardens
- Allocated Gated Parking Space & Visitor Parking
- Amongst a Wealth of Amenities and Close to Excellent Transport Links, Popular Schools and Local Green Spaces - 5 Minute Walk to Both Allerton Road and Penny Lane
- Lovely, Well-Presented Home in Fantastic Location L15 - Bordering Allerton Road, Calderstones and Childwall.

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 64 square metres / 694 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £2,996 per annum
- Parking: Visitors, Off Street, Gated, Communal, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating
- Appliances/White Goods: Electric Hob (Ceramic), Fridge/Freezer, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 21/06/2004 (approx)
- Original Lease Term: 199 year(s)
- Lease Expiry Date: 20/06/2203 (approx)
- Lease Term Remaining: 178 year(s) (approx)
- Service Charge: £2,996 per annum
- Ground Rent: Peppercorn
- Leasehold Information: Awaiting ground rent from vendor.

Tell Viewer about the service charge before booking them in

### Rental Information

- Current Rent: £750 per calendar month
- Gross Yield (Based on Current Rent): 5.6%
- Estimated Rental Value (ERV): £900 per calendar month

- Gross Yield (Based on ERV): 6.8%
- Tenancy Notes: Tenants on rolling contract - will be vacated upon completion of sale.

## Description

Welcome to your new home, brought to you by Atlas Estate Agents! Attached to the Prestigious Blue Coat School and nestled in the heart of Springhill Court, Wavertree, L15, this delightful apartment is a haven of comfort and convenience. It's uncommon for an apartment, but every window offers a glimpse of greenery, whether it's the shared gardens or scenic views of The Mystery Park.

At the end of the expansive hallway awaits a welcoming reception room, ideal for hosting guests or relaxing after a busy day. Adjacent lies a modern kitchen, where style seamlessly meets practicality in its open-plan layout and included appliances.

This charming residence boasts two bright and airy bedrooms, each adorned with classic sash windows that flood the rooms with natural light. The contemporary modern bathroom offers a luxurious retreat, featuring both a bath with overhead shower for your convenience.

Situated on the first floor, this property offers accommodation all on one level, ensuring ease of access and comfortable living. With no onward chain, your transition to this beautiful home is seamless.

Outside, you'll discover beautifully manicured communal gardens, providing a serene backdrop for relaxation or leisurely strolls. Located just a stone's throw away from Allerton Road and Penny Lane, you'll find yourself amidst a wealth of amenities, from boutique shops to cozy cafes, all within a leisurely 5-minute walk.

For those with a penchant for exploration, excellent transport links are within easy reach, ensuring you're never far from the vibrant pulse of the city. And with popular schools and local green spaces nearby, this location offers the perfect balance of convenience and tranquility.

Don't miss your chance to own this lovely, well-presented home in the sought-after L15 area, close to Childwall, Allerton Road and Calderstones. Embrace the opportunity to make this fantastic property your own and start living the life you've always dreamed of. Schedule your viewing today and embark on a journey to your new beginning!

## Additional Images



Bedroom 2



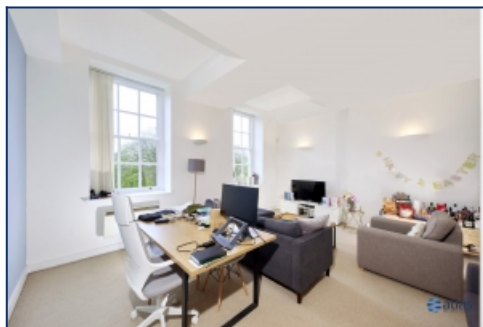
Bathroom



Entrance



Hallway



Reception Room



Reception Room



Communal Gardens

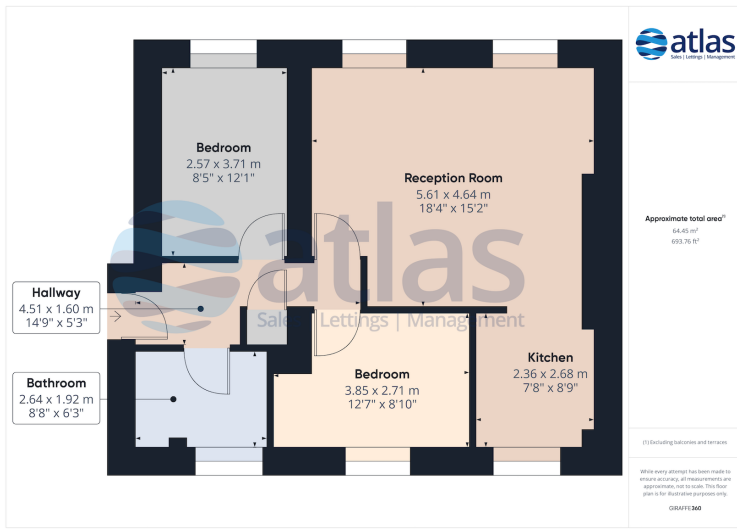


Parking



Communal Gardens

## Floor Plans



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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.