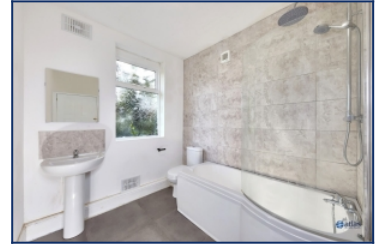


## Prince Alfred Road, Wavertree, L15



**For Sale - £140,000**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Benefitting from No Onward Chain
- Excellent Investment Opportunity - Guaranteed Rental Income
- Wooden Flooring Throughout Lounge and Bedrooms
- Bright and Airy Modern Kitchen with Electric Oven and Gas Hob
- Utility Cupboard with Room for Washing Machine
- Traditional Fireplace in Lounge
- Modern Bathroom with Bath and Over Headshower
- Second Bedroom Perfect for Home Office / Childs Room
- Access to Communal Garden
- Double Glazed & Gas Central Heating

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 59 square metres / 634 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £140 per calendar month
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 15/12/1977 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 14/12/2976 (approx)
- Lease Term Remaining: 952 year(s) (approx)
- Service Charge: £140 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: The leaseholders jointly own the freehold and can stand to be directors of the company (Prince Alfred Court) so have a strong say in investment decisions. Short term holiday let (AirBnB) is not allowed.

### Description

Brought to the market by Atlas Estate Agents, this delightful two-bedroom ground-floor apartment on the sought-after Prince Alfred Road, Wavertree, L15 offers a superb combination of modern convenience and timeless character. Perfectly suited to first-time buyers or investors, this property comes with the

added advantage of no onward chain, ensuring a smooth and hassle-free purchasing process. Its location, nestled in a popular and vibrant part of Liverpool, makes it an excellent investment opportunity, with the promise of guaranteed rental income for those looking to expand their property portfolio.

The accommodation is thoughtfully laid out over a single floor, making the apartment both spacious and easy to navigate. As you enter, you're greeted by a bright, modern kitchen, featuring sleek units and fitted with an electric oven and gas hob, ideal for home cooks. The kitchen flows seamlessly into a convenient utility cupboard, providing ample space for a washing machine and additional storage, keeping the space both tidy and functional.

The heart of the home is the inviting reception room, where rich wooden flooring runs throughout, creating a warm and homely atmosphere. A striking traditional fireplace adds a touch of period charm, making this the perfect place to unwind or entertain guests. Large windows flood the room with natural light, enhancing the sense of space and airiness.

Both bedrooms are equally well-appointed, each benefitting from the same beautiful wooden floors. The master bedroom offers generous space and a peaceful retreat, while the second bedroom provides flexibility, making it an ideal spot for a home office, nursery, or guest room, depending on your needs.

The modern bathroom is tastefully designed, featuring a full-sized bath with an overhead shower, creating a relaxing and stylish space to start or end your day.

Additionally, the property is equipped with double glazing and gas central heating, ensuring comfort and energy efficiency year-round. Outside, the apartment enjoys access to a communal garden, offering a tranquil outdoor space to enjoy, whether it's for a morning coffee or simply to soak up the fresh air.

Situated in a well-established residential area, with excellent local amenities and transport links, this apartment is not just a place to live, but a fantastic opportunity for those seeking an investment with strong rental prospects. With its mix of modern living, traditional features, and enviable location, this property is a rare find on the market.

## Additional Images



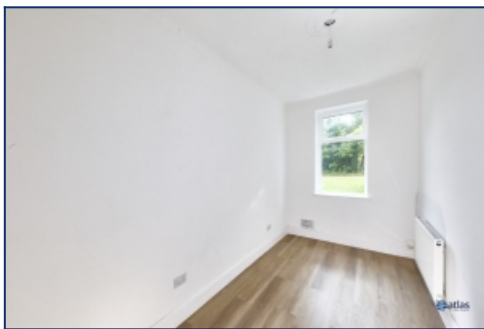
Laundry



Lounge



Lounge



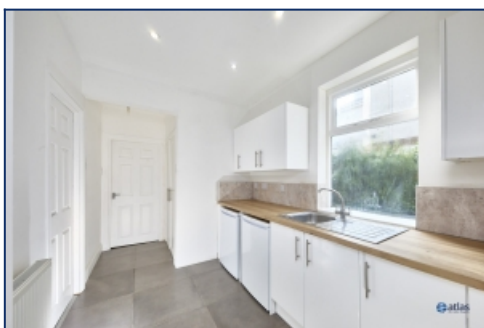
Bedroom 1



Bedroom 2



Kitchen



Kitchen

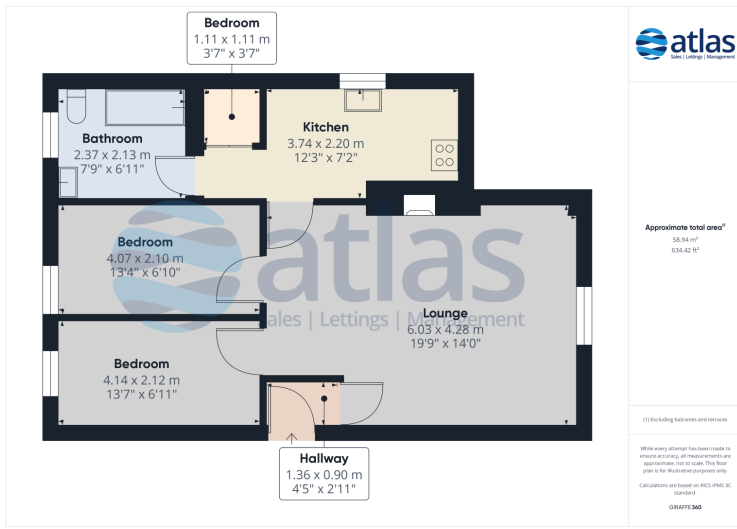


Communal Grounds



Communal Grounds

## 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.