

## Sunnyside, Princes Park, L8



For Sale - £167,500 Offers Over

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- No Onward Chain
- Well Presented & Maintained Throughout
- Spacious Reception Room with Bay Windows
- Contemporary Open Plan Fitted Kitchen with Appliances
- Family Bathroom with Bath and Overhead Shower
- Two Bright and Airy Bedrooms
- Communal Gardens with Play Area
- Communal and Visitor Parking
- Close to Local Green Spaces - Located Next to Princes Park and a Short Walk from Sefton Park
- Situated in the Popular Princes Park, L8 Area - Walking Distance to Liverpool City Centre

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 2
- Floor Space: 76 square metres / 819 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £2,132 per annum
- Security: Intercom (Audio Only)
- Parking: Visitors, Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washing Machine

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/07/1995 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 30/06/2120 (approx)
- Lease Term Remaining: 95 year(s) (approx)
- Service Charge: £2,132 per annum
- Ground Rent: Peppercorn
- Leasehold Information: Awaiting ground rent from the vendor.

### Description

Brought to the market by Atlas Estate Agents, this enchanting apartment offers a unique opportunity for discerning buyers. Nestled in the highly sought-after Sunnyside enclave within Princes Park, L8, this well-presented and maintained home boasts a perfect blend of contemporary design and comfortable living.

As you step into this charming first-floor apartment, you'll be greeted by a spacious reception room that exudes warmth and character. The bay windows bathe the room in natural light, creating a bright and inviting atmosphere perfect for relaxing or entertaining guests.

The contemporary open-plan kitchen is a culinary enthusiast's dream, featuring modern fitted appliances and sleek finishes. Whether you're preparing a quick meal or hosting a dinner party, this kitchen caters to all your needs with style and efficiency.

Accommodation is thoughtfully arranged over two floors, providing ample space and privacy. The two bright and airy bedrooms offer serene retreats, each designed to maximise comfort and relaxation. The family bathroom is equally impressive, equipped with a bath and an overhead shower.

Outside, the communal gardens are a delightful addition, featuring a play area that makes this property ideal for families. With both communal and visitor parking available, convenience is guaranteed.

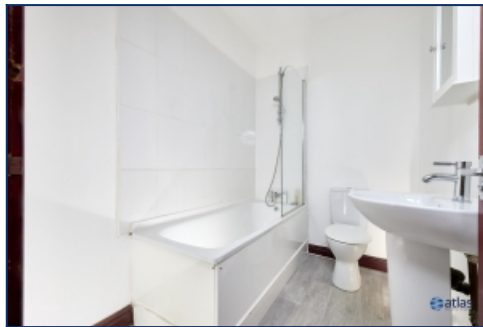
Situated adjacent to the picturesque Princes Park and just a short stroll from the expansive Sefton Park, nature lovers will relish the abundance of local green spaces. Moreover, the vibrant heart of Liverpool City Centre is within walking distance, providing easy access to an array of cultural, dining, and shopping experiences.

With no onward chain, this apartment presents a rare opportunity to acquire a well-maintained, stylish home in one of Liverpool's most popular areas. Don't miss your chance to experience the best of city living combined with the tranquility of Sunnyside, Princes Park.

## Additional Images



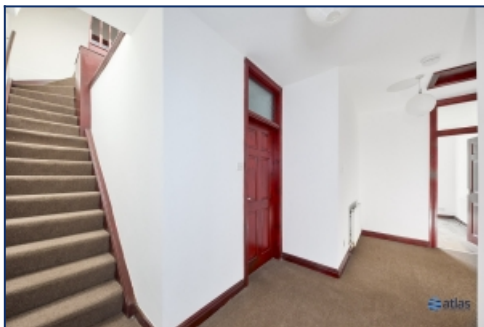
Bedroom 2



Bathroom



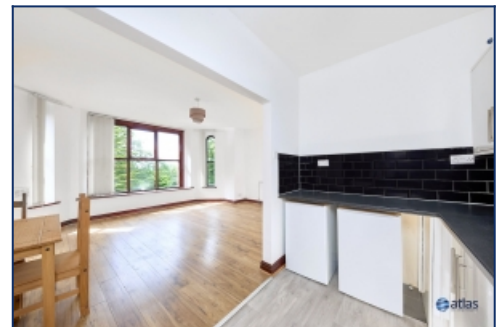
Entrance



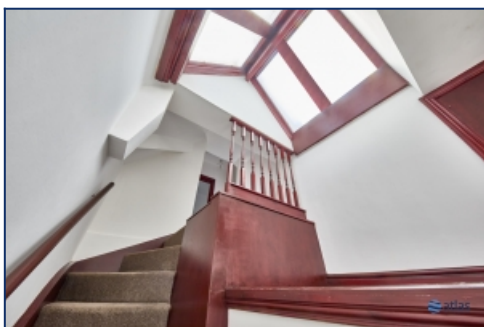
Hallway



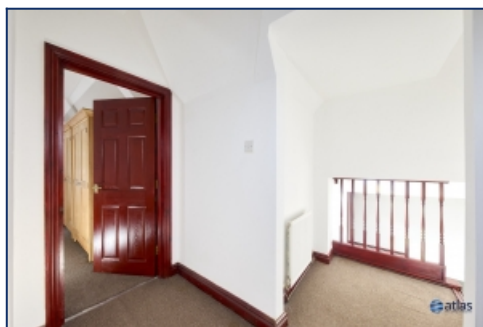
Reception Room



Reception Room



Stairs



Landing



Communal Gardens

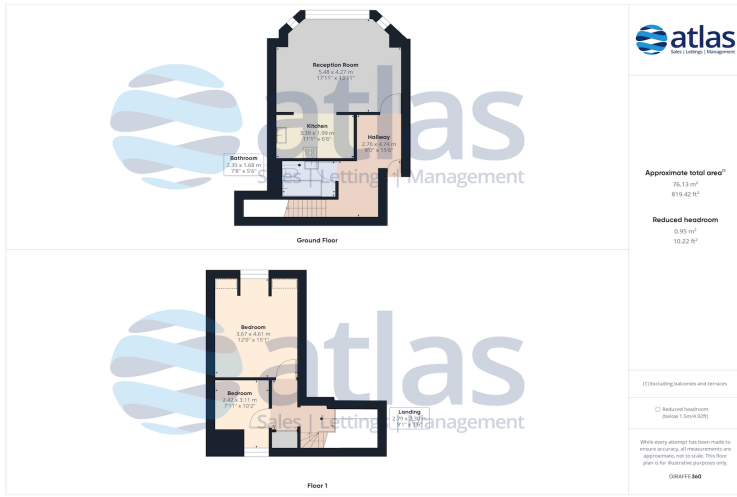


Communal Parking



Communal 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](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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