

Blundellsands Road East  
Liverpool, L23

Leasehold  
£250,000



\*2 Bedroom 1 Bathroom Apartment  
\*First Floor  
\*67.75m<sup>2</sup>/729sq.ft



97 | SOUTH ROAD | WATERLOO | L22 0LR  
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'Straightforward Sales & Lettings'

Title Number - TBC

Local Authority - Sefton Council

Council tax - TBC

Estimated Annual Cost- TBC

Tenure - Leasehold

Lease Residue - 999 years

Ground rent - peppercorn

Approx. Service charges - Studio & one bedroom apartments - £108 p.c.m, Two bedroom apartment £110 p.c.m, Bungalow - £85 p.c.m.

Conservation Area - No

Flood Risk - Very low

Floor Area - 65m<sup>2</sup> / 700 sq ft

Satellite / Fibre TV Availability

BT - Great

Sky - Great

(Data source from sprift)

'Unusually good at what we do'

Sell with a multi - "National award winning Estate Agent !"

Selling the Facts not the Flower

"Ulverscroft" has been developed to an exceptionally high standard to provide 12 x stunning apartments in a substantial character building, with one additional Detached Bungalow, all set in adequate grounds and with allocated parking. The development sits in a highly desirable location close to Blundellsands Train Station.

- Studios, 1-bedroom & 2-bedroom apartments
- Lower Ground, Ground, First & Second floor accommodation
- High specification fitted kitchens with German integrated appliances
- Porcelonosa tiled bathrooms with baths / showers.
- Choice of carpet / floorcoverings from standard range
- Electric Heating with programmable electric heaters

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- Video, secure entry CCTV
- Alarms to Lower Ground, Ground & Bungalow  
Optic Fibre Broadband
- 10 x year Warranty
- Reservation fee £1,500 - (Non - refundable)
- Exchange deposit - 10% on exchange of contracts
- Allocated parking space - ( Bungalow has 2 care spaces & electric car charger)
- All properties are built / complete and ready to move into.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.