



Princes Avenue, Princes Park, L8 2TB

- Fantastic Three Bedroom Basement Apartment
- Generously Proportioned & Recently Updated
- Three Spacious & Well-Presented Bedrooms
- EPC Rating of C & Over 900 Years Left of Lease
- Prime Location in Leafy Suburb of Princes Park
- Entrance Hall, Lounge & Newly Fitted Kitchen
- Contemporary Style Three-Piece Bathroom
- Opportunity for First Time Buyers & Investors



Offers in the Region Of £130,000











Description

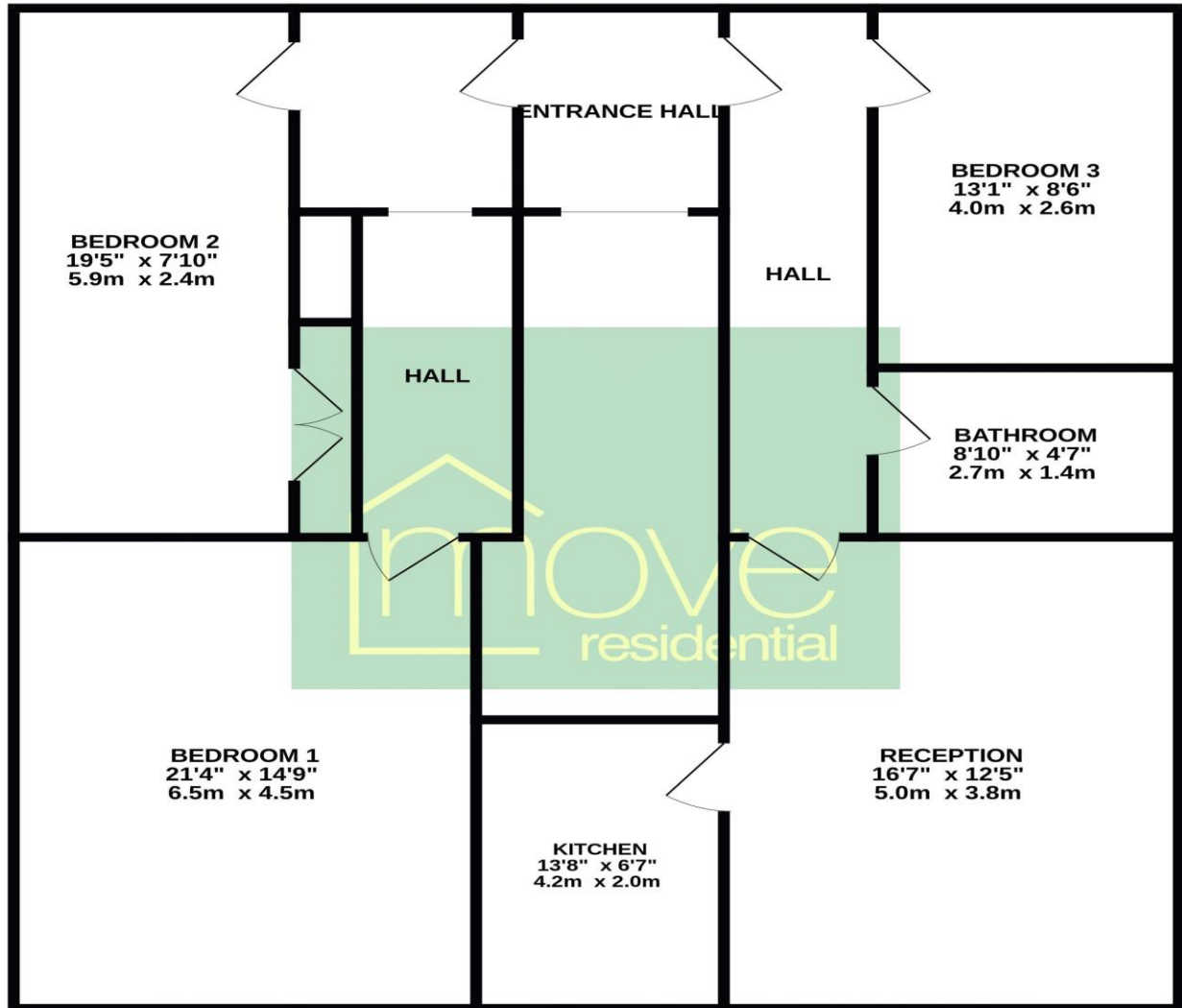
This fantastic three bedroom basement apartment presents an opportunity not to be missed for both first time buyers and investors looking to expand their portfolio. Situated on Princes Avenue in the leafy neighbourhood of Princes Park, L8, this apartment has been recently repainted throughout, offering generous and well-presented living proportions. The property is accessed via a well-maintained communal entrance point with secure intercom access and stairs to the basement level, and the apartment itself welcomes you in with an inviting entrance hall leading through to a bright and spacious reception room. Boasting a fresh and contemporary décor with a recently replaced carpeting, which can be found throughout the apartment, this presents the ideal setting for relaxing and socialising. This is followed by a newly installed modern kitchen complete with a range of fitted base and wall units and plentiful surface space. The sleeping accommodation continues to impress, consisting of three well-proportioned double bedrooms, all finished to an excellent standard and receiving plenty of daylight. Concluding the interior of the apartment is a contemporary style three-piece family bathroom suite. The property has a long lease of over 900 years remaining, and has achieved an EPC rating of C, as well as further benefitting from a newly installed boiler.

Location

Princes Park is a lush and vibrant suburb located in the L8 area of Liverpool. It is one of the most popular neighbourhoods in the city, offering a tranquil and picturesque setting whilst still being conveniently close to the city centre. The area is characterized by its tree-lined streets, Victorian homes, and excellent community amenities. The area is home to some of Liverpool's most beautiful parks, with its eponymous park being a particular highlight. Princes Park features picturesque lakes, ornate gardens, and a popular running track, making it an excellent place for outdoor activities or relaxing strolls. There are also numerous trendy cafes, restaurants, and bars in the vicinity, offering a diverse choice of cuisine and social activities. Local amenities include supermarkets, good schools, a large hospital and good transport links, including buses and trains to the city centre.

Floor Plan

GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.