



**Verdala Park, Liverpool L18 3LD**



**welcome to**

## **Verdala Park, Liverpool**

Verdala Park's prime positioning unlocks a wealth of lifestyle perks: Mossley Hill station ferries you to Liverpool Lime Street station, while top-rated schools like Palmerston Road Primary and the esteemed Calderstones School cater to families. Savor artisanal cafes on Allerton Road,



**Entrance Hall**

Irregular Shaped Room 6' 7" max x 17' 7" ( 2.01m max x 5.36m)

**Lounge**

Irregular Shaped Room 10' 8" max x 20' 6" ( 3.25m max x 6.25m)

**Kitchen**

6' 11" x 9' ( 2.11m x 2.74m )

**Bedroom One**

15' 9" x 9' 3" to vanity ( 4.80m x 2.82m to vanity )

**Bedroom Two**

10' 8" x 13' 3" ( 3.25m x 4.04m )

**Shower Room****Garage**

13' 4" x 7' 7" ( 4.06m x 2.31m )



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## Verdala Park, Liverpool

- Two Bedroom Apartment
- Lounge Diner
- Fitted Kitchen
- Shower Room
- Double Glazing

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2094.59

Ground Rent: 1.00

**£215,000**



Please note the marker reflects the  
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Sep 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

ALT124025 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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