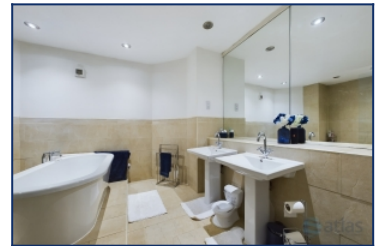


Aigburth Drive, Aigburth, L17



For Sale - £150,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: E
- No Onward Chain
- Spacious Open Plan Kitchen/Dining Room with Bay Windows
- Modern Fitted Kitchen with Appliances
- Large Fully Tiled Modern Bathroom with Bath and Separate Shower
- Two Good Sized Bedrooms with Storage Areas
- Additional Storage Cupboard
- Audio Intercom Access
- Communal Gardens and Parking
- Highly Desirable Aigburth L17 Location - Located Directly Opposite Sefton Park
- Close to a Wealth of Amenities, Excellent Transport Links and Popular Schools

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Floor Space: 66 square metres / 710 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £130 per calendar month
- Security: Burglar Alarm, Intercom (Audio Only)
- Parking: On Street, Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Hob, Gas Oven, Fridge, Freezer, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/07/2005 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 30/06/2130 (approx)
- Lease Term Remaining: 105 year(s) (approx)
- Service Charge: £130 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Service Charge and Ground Rent £130.00 per calendar month.

Description

Nestled in the heart of the highly desirable Aigburth Drive, this exquisite ground floor apartment is now available for sale, offering a unique blend of modern convenience and timeless charm. Brought to the market by Atlas Estate Agents, this property is an opportunity not to be missed.

The heart of this home is the expansive open-plan kitchen and dining area, adorned with bay windows that flood the space with natural light. The modern fitted kitchen comes complete with appliances, perfect for both everyday cooking and entertaining.

Both bedrooms are generously proportioned and feature ample storage areas, ensuring a clutter-free living environment.

The bathroom is a sanctuary of luxury, featuring both a bath, his and hers sinks and a separate shower, finished with contemporary tiling and fixtures.

An additional storage cupboard provides extra space for your belongings, ensuring every inch of the apartment is utilized efficiently.

For added security and convenience, the property is equipped with an audio intercom system.

The apartment boasts access to well-maintained communal gardens, offering a tranquil retreat, as well as convenient parking facilities.

Situated directly opposite the picturesque Sefton Park, residents will enjoy stunning views and access to green spaces right on their doorstep. The Aigburth L17 location is renowned for its vibrant community and abundance of amenities, including excellent transport links, popular schools, and a variety of shops and restaurants. This property is offered with no onward chain, simplifying the purchasing process and allowing for a smooth transition into your new home.

Don't miss your chance to own this exceptional property in one of Liverpool's most sought-after neighbourhoods. Contact Atlas Estate Agents today to arrange a viewing and take the first step towards making this splendid apartment your own.

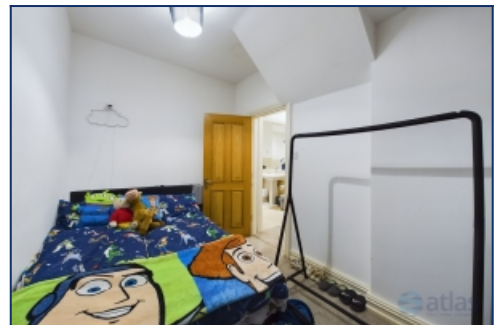
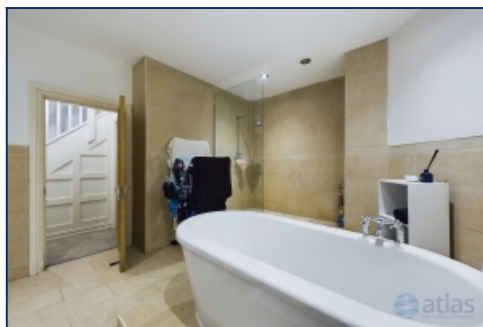
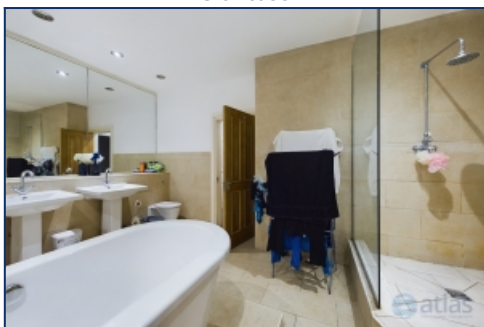
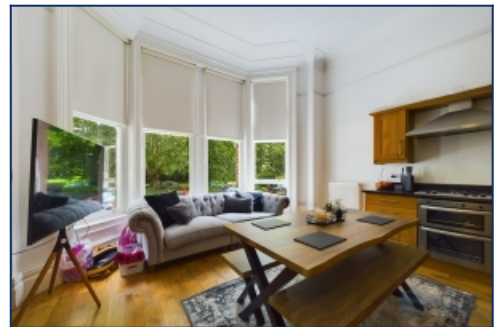
Additional Images



Entrance Hallway

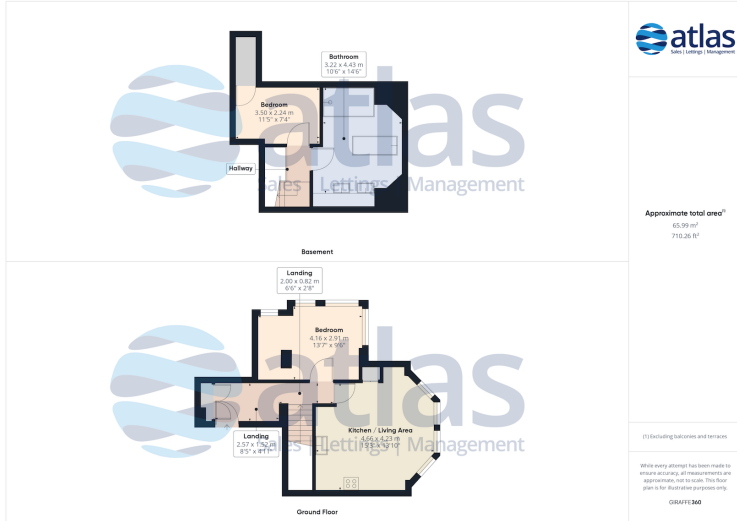


Staircase





Floor Plans



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.