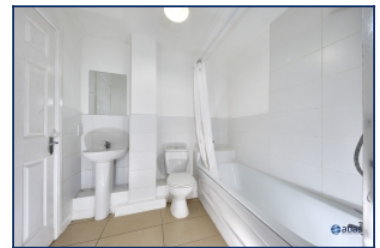


## The Spinnakers, Aigburth, L19



For Sale - £150,000 Offers in the Region of

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- No Onward Chain
- Bright and Spacious Reception Room with Bay Windows
- Two Good Sized Bright and Airy Bedrooms
- Open Plan Fitted Kitchen with Appliances
- Family Bathroom with Bath and Overhead Shower
- Two Storage Rooms
- Extremely Well Manicured Extensive Communal Gardens
- Allocated Off Street Car Parking
- Amongst Excellent Amenities - 1 Minute Walk to Otterspool Promenade
- Fantastic Sought After Location, Cressington L19 - Close to Excellent Transport Links, Local Green Spaces and Popular Schools

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 46 square metres / 490 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £1,268 per annum
- Parking: Allocated
- Outside Space: Communal Gardens
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Washer Dryer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/12/2001 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 30/11/3000 (approx)
- Lease Term Remaining: 976 year(s) (approx)
- Service Charge: £1,268 per annum
- Ground Rent: Peppercorn
- Leasehold Information: - The ground rent is a peppercorn.  
- The service charge includes an annual fee of £1,068 and an additional charge of £200 for the current year, specifically for a window replacement scheme.

### Description

Atlas Estate Agents are delighted to present this exceptional ground floor flat, nestled within the prestigious development of The Spinnakers, Aigburth, L19. This charming residence is brought to the market with no onward chain, offering an ideal opportunity for those seeking a stress-free purchase in a highly

sought-after location.

The accommodation, thoughtfully arranged over one floor, boasts a bright and spacious reception room, enhanced by elegant bay windows that flood the space with natural light. The open-plan fitted kitchen, equipped with appliances, seamlessly blends into the living area, making it perfect for both entertaining and everyday living.

This lovely home offers two generously sized bedrooms, each exuding a bright and airy ambiance, providing a peaceful retreat after a long day. The family bathroom is tastefully designed, featuring a bath with an overhead shower, catering to both convenience and comfort.

Additional benefits include two storage rooms, providing ample space for your belongings. The property is set within extremely well-manicured and extensive communal gardens, offering a serene outdoor escape. Allocated off-street car parking ensures your convenience, a rare luxury in this coveted area.

Situated just a minute's walk from the picturesque Otterspool Promenade, this flat enjoys a prime position close to excellent transport links, local green spaces, and popular schools. The Spinnakers, Aigburth, is a fantastic place to call home, offering the perfect blend of tranquillity and accessibility. Don't miss the chance to make this wonderful property your own.

## Additional Images



Bedroom 1



Hallway



Reception Room



Reception Room



Reception Room

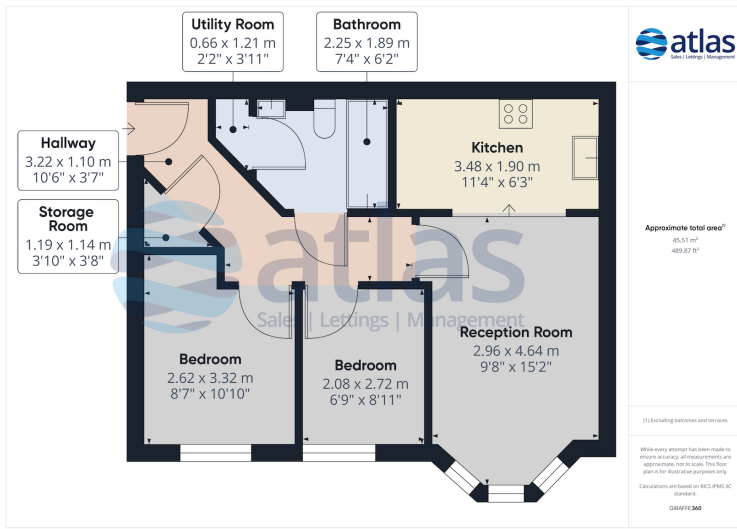


Kitchen



Bedroom 2

## 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  
Website: www.atlasestateagents.co.uk

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.