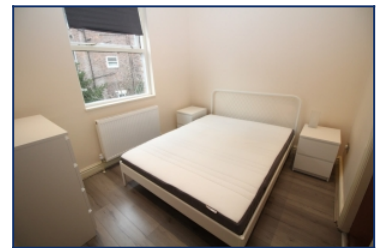


Alexandra Drive, Aigburth, L17



For Sale - £175,000 Offers Over

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C72
- No Onward Chain
- Situated in a Stunning Period Building
- Modern, Recently Renovated Fitted Kitchen with Integrated Appliances
- Two Good Sized Bright and Airy Bedrooms
- Two Contemporary En-suite Bathrooms & Convenient Guest W.C
- Good Sized Central Reception Room
- Off Street Communal Parking
- Well Maintained Communal Gardens
- Desirable L17 Aigburth Location - Close to Great Schools, Green Spaces, Amenities and Transport Links
- Minutes Walk to Lark Lane, Sefton Park, Princes Park and St Michaels Station

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 46 square metres / 495 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £900 per annum
- Ground Rent: £100 per annum
- Parking: On Street, Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/08/2001 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/07/3000 (approx)
- Lease Term Remaining: 975 year(s) (approx)
- Service Charge: £900 per annum
- Ground Rent: £100 per annum
- Leasehold Information: - Lease has restrictions on pets
- No cladding

Description

Atlas Estate Agents proudly present this exceptional first-floor apartment, situated in the heart of the highly sought-after Alexandra Drive, Aigburth, L17.

Nestled within a stunning period building, this residence exudes character and charm while offering the finest in modern living. The apartment has been thoughtfully renovated to a high standard, featuring a contemporary fitted kitchen, complete with integrated appliances, perfect for culinary enthusiasts.

The accommodation is cleverly arranged over one floor, offering a seamless flow between the spacious central reception room and the two bright and airy bedrooms. Both bedrooms are of generous size, each boasting a stylish en-suite bathroom, ensuring privacy and convenience. An additional guest WC further enhances the practicality of this beautiful home.

Outside, residents will appreciate the well-maintained communal gardens, ideal for a tranquil retreat, as well as the convenience of off-street communal parking. With no onward chain, this property is ready to become a home without delay.

Located in the desirable L17 area of Aigburth, this apartment is just a short stroll away from the vibrant Lark Lane, the serene Sefton and Princes Parks, and the excellent transport links at St Michaels Station. Renowned schools and local amenities are within easy reach, making this an ideal setting for families and professionals alike.

This is an unmissable opportunity to secure a modern, move-in ready apartment in one of Liverpool's most desirable locations.

Additional Images



Bathroom



Bedroom



Kitchen



Bedroom



Bedroom



Bathroom

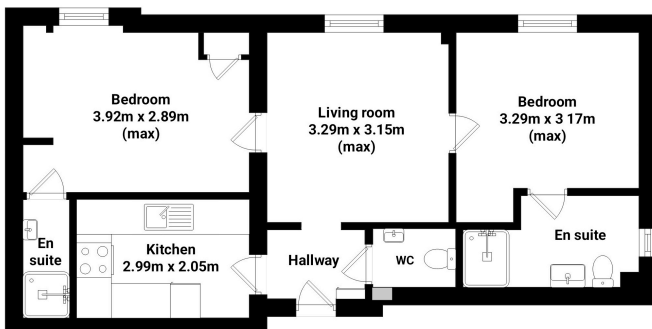


Cloakroom



Bathroom

Floor Plans



Total Floor Area: 45.96 m²

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.