

## Mannering Road, Aigburth, L17



## For Sale - £130,000 Offers in Excess of

### Key Features

- 1 Bedroom 1 Bathroom Flat
- EPC Rating: D
- No Onward Chain
- Popular Residential Location
- Spacious Lounge
- Modern Fitted Kitchen
- Modern Bathroom
- Beautiful One-Bedroom Apartment in Stunning Grounds
- Located Close to Popular Green Space Sefton Park
- Walking Distance to St Michaels Train Station
- Amongst Excellent Amenities - Walking Distance to Both Aigburth Road and Lark Lane
- Easy Access to the City Centre

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 40 square metres / 431 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £95 per calendar month
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer, Washer Dryer

### Leasehold Details

- Tenure: Leasehold
- Original Lease Term: 125 year(s)
- Service Charge: £95 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: The vendor owns the freehold & the property will come with a share of the freehold. There is no mechanism for the ground rent to increase, it is a peppercorn. Service charge is an estimated figure.

### Description

Nestled in the heart of the popular residential location of Mannering Road, Aigburth, L17, this exquisite one-bedroom flat offers an exceptional living experience. Situated on the second floor and arranged over a single, spacious level, this property is perfect for those seeking a blend of modern convenience and serene living.

Upon entering, you are greeted by a spacious lounge, bathed in natural light and perfect for both relaxation and entertaining. The modern fitted kitchen boasts sleek finishes and contemporary appliances, making it a delight for any culinary enthusiast. The generously sized bedroom provides a tranquil retreat, while the modern bathroom features elegant fixtures and fittings.

This stunning apartment is offered with no onward chain, ensuring a smooth and swift purchase process. The location is truly enviable – just a short stroll to the lush expanse of Sefton Park, ideal for leisurely walks and outdoor activities. Commuting is a breeze with St Michaels Train Station within walking

distance, providing easy access to the City Centre and beyond.

Residents will also appreciate the excellent amenities nearby, with both Aigburth Road and Lark Lane offering a plethora of dining, shopping, and entertainment options.

This beautiful one-bedroom apartment is more than just a home; it's a lifestyle choice. Experience the perfect blend of modern living and timeless elegance. Don't miss the opportunity to make this your own.

## Additional Images



Lounge



Kitchen



Hallway



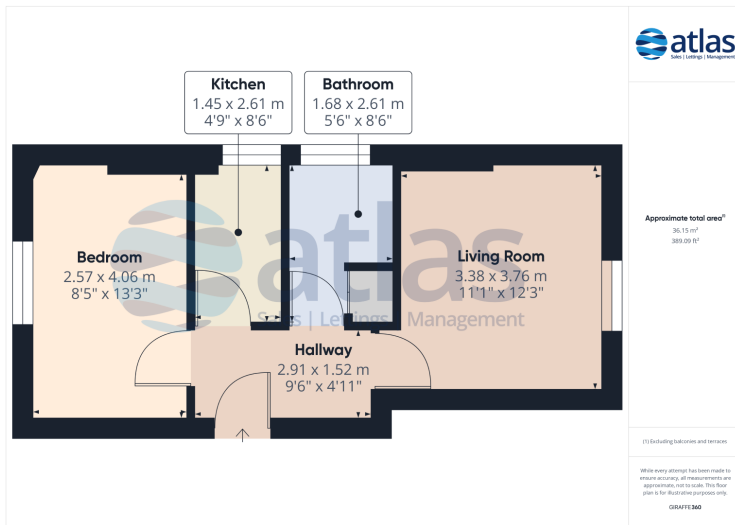
Hallway



Bedroom



## Floor Plans



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