

Ancaster Road, Aigburth, L17



For Sale - £130,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain - Offering a Straightforward and Hassle-free Purchase
- Charming Original Wooden Beams - Adding Character and Timeless Appeal
- Abundance of Natural Light - Thanks to Skylights Throughout the Property
- Two Double Bedrooms - Providing Space for Comfort and Storage
- Contemporary Open-Plan Kitchen and Living Area - Perfect for Modern Living and Entertaining
- Stylish Modern Kitchen - Featuring Integrated Appliances for a Sleek Finish
- Elegant Modern Bathroom - Complete with a Bath and Overhead Shower
- Ample Storage - Conveniently Located in the Hallway
- Highly Desirable L17 Location - Within Close Proximity to Aigburth Road, Sefton Park, and the Vibrant Lark Lane, Offering a Wealth of Amenities
- Excellent Transport Links - Ensuring Easy Access to Surrounding Areas and Beyond

Description

Atlas Estate Agents are proud to present this charming two-bedroom apartment for sale, ideally located on Ancaster Road, in the highly sought-after L17 area. Set on the second floor, this beautifully presented property boasts accommodation arranged over one floor, making it a perfect choice for those seeking modern living with a touch of character.

Upon entering, you'll be greeted by an abundance of natural light, thanks to the well-placed skylights that illuminate the spacious open-plan kitchen and

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 594 square feet / 55 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £124 per calendar month
- Ground Rent: £150 per annum
- Security: Intercom (Audio Only)
- Parking: On Street
- Heating/Energy: Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2004 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3002 (approx)
- Lease Term Remaining: 978 year(s) (approx)
- Service Charge: £124 per calendar month
- Ground Rent: £150 per annum

reception room. The kitchen itself is stylish and contemporary, featuring sleek integrated appliances that make for an effortlessly modern space, perfect for entertaining or relaxing after a long day.

Original wooden beams add a sense of timeless charm to the apartment, enhancing its warm and inviting atmosphere. The property offers two double bedrooms, each providing ample space for comfort and storage. A modern, elegant bathroom with a bath and overhead shower completes the accommodation, ensuring a touch of luxury in your daily routine.

Additional features include convenient storage in the hallway and, with no onward chain, a hassle-free and straightforward purchase awaits. Located close to the lively Lark Lane, Aigburth Road, and the stunning Sefton Park, this home is perfectly positioned to enjoy the best of the local area. Excellent transport links make commuting easy, whether travelling into the city centre or further afield.

This is a rare opportunity to acquire a stunning apartment in a prime location. Early viewing is highly recommended.

Additional Images



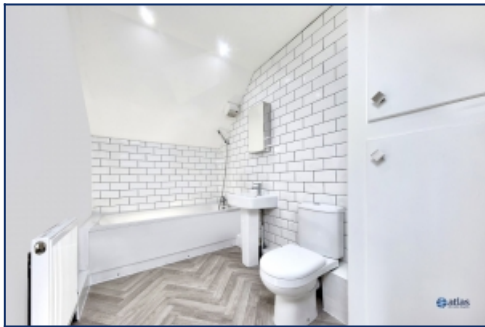
Living Room



Living Room



Living Room



Bathroom



Bedroom One



Bedroom Two

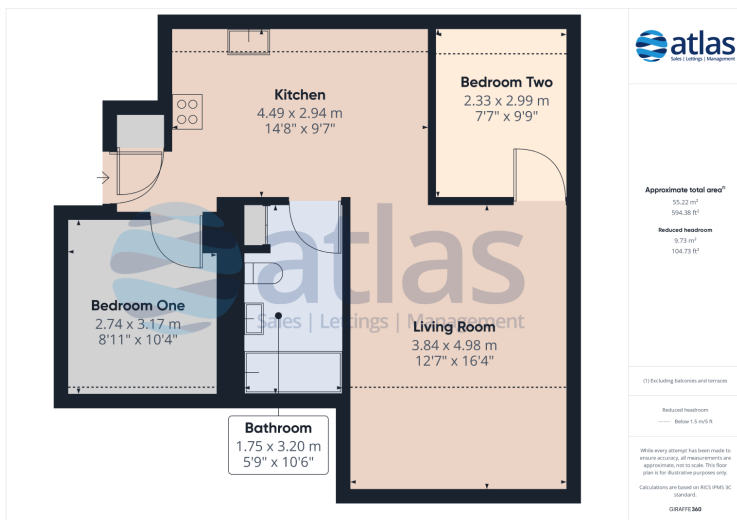


Back Communal Area



Back Communal Area

Floor Plans



Approximate total area*
55.23 m²
594.36 ft²

Reduced headroom
9.73 m²
104.73 ft²

(*) Excluding balconies and terraces

Bedroom headroom
Bedroom 1: 5'4 1/2"

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. The floor plan is for illustrative purposes only. Calculations are based on RICS (PAS) 55 standard.

GRAFFIEMO

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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.