

Bethel Grove, Aigburth, L17



For Sale - £140,000 Offers in the Region of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain for a Hassle-Free Purchase
- Bright and Airy Lounge with Abundant Natural Light
- Contemporary Kitchen Featuring Integrated Appliances
- Stylish, Fully Tiled Bathroom with Bath and Overhead Shower
- Hallway with a Large Storage Cupboard
- Two Generous Double Bedrooms, Both with Wardrobes
- Versatile Second Bedroom - Ideal as a Home Office or Child's Room
- Allocated Parking
- Allocated Off-Street Parking Space
- Access to Well-Maintained Communal Gardens
- Sought-After L17 Location - Close to Excellent Amenities and Just Minutes from Sefton Park

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 595 square feet / 55 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £1,332 per annum
- Security: Intercom (Audio Only)
- Parking: Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Gas Hob, Fridge/Freezer, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2003 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3001 (approx)
- Lease Term Remaining: 977 year(s) (approx)
- Service Charge: £1,332 per annum
- Ground Rent: Peppercorn
- Leasehold Information: The proposed service charge for the next financial year has not yet been provided, as it is not due until April 2025. There are no known major works that may impact the service charge.

Regarding pets, Clause 18 under the Third Schedule of the lease stipulates that animals are not permitted without prior written

consent from the Company or Management Company, and any pets must not cause a nuisance or foul any Common Parts.

No restrictions on sub-letting in the lease.

Based on the building's height and brickwork exterior, an ESW1 form is unlikely to be required

Description

Atlas Estate Agents are delighted to present this charming two-bedroom apartment in the sought-after area of Bethel Grove, Aigburth, L17, now available for sale with no onward chain.

Situated on the first floor and offering accommodation across one level, this well-presented property is ideal for first-time buyers or investors seeking a hassle-free purchase. The bright and airy reception room benefits from an abundance of natural light, creating a welcoming space for relaxation or entertaining guests.

The contemporary kitchen features sleek, integrated appliances, perfectly suited for modern living. A hallway with a large storage cupboard provides ample space to keep your home clutter-free. The apartment boasts two generous double bedrooms, each equipped with wardrobes. The second bedroom offers versatility, ideal as a home office or a child's room.

Completing the interior is a stylish, fully tiled bathroom, complete with a bath and overhead shower, adding a touch of luxury to your daily routine.

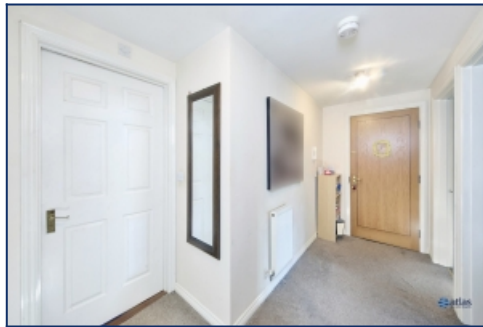
This property also benefits from an allocated off-street parking space and access to well-maintained communal gardens, providing a peaceful retreat just minutes from the vibrant Sefton Park. With excellent local amenities on your doorstep, this L17 location is truly in high demand.

Viewings are highly recommended to fully appreciate all that this fantastic apartment has to offer.

Additional Images



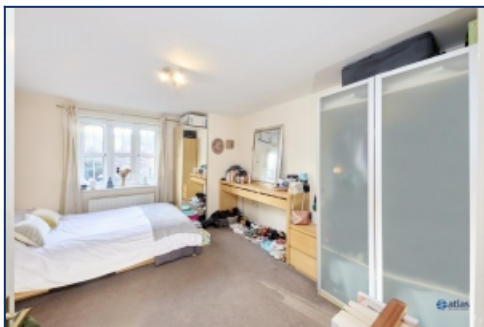
Bedroom One



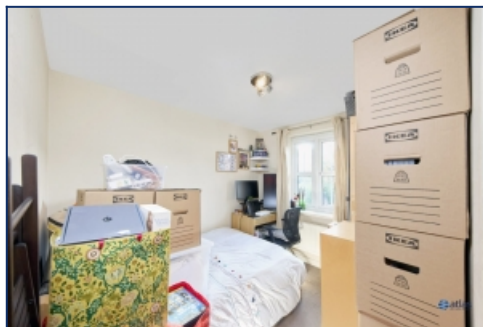
Hallway



Living Room



Bedroom One



Bedroom Two

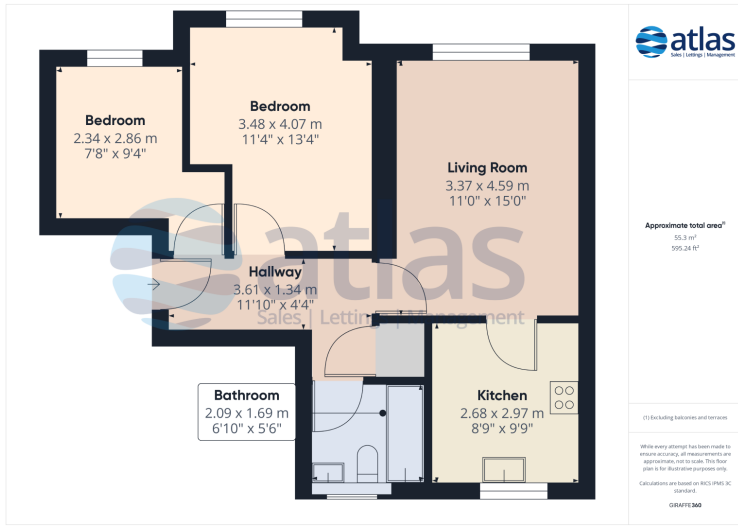


Communal Area



Communal Area

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.