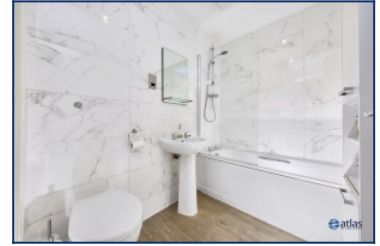


## 54 Buckland Street, Aigburth, L17



**For Sale - £102,000**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: B
- Contemporary, Open Plan Kitchen/Diner/Living Space
- Juliette Balcony Off Living Space
- Sleek, Fully Fitted, Modern Kitchen with Integrated Gas Hob and Electric Oven
- Two Well-Appointed Bedrooms in Immaculate Condition
- Fully Tiled, Modern Bathroom with Bath and Overhead Shower
- Gorgeous Wood Effect Flooring Throughout Living Space
- Off Street Car Parking
- Amongst a Wealth of Amenities - 5 Minute Walk to Aigburth Road and Lark Lane
- Close to Local Green Spaces - 5 Minute Walk to Festival Gardens and 15 Minute Walk to Sefton Park
- Excellent Transport Links - 2 Minute Walk to St Michaels Railway Station

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 57 square metres / 614 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £83 per calendar month
- Security: Intercom (Audio Only)
- Parking: Off Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/03/2020 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 28/02/2145 (approx)
- Lease Term Remaining: 120 year(s) (approx)
- Service Charge: £83 per calendar month
- Ground Rent: Peppercorn

### Shared Ownership Details

You can find more information about Shared Ownership, including the eligibility criteria, on the Help to Buy website.

- Percentage Being Sold: 60%
- Landlord/Housing Association: Onward Homes Ltd
- Rent on Remaining 40% Share: £169 per calendar month

## Description

Welcome to 54 Buckland Street, a stunning apartment located in the sought-after area of L17. This exceptional property, for sale through Atlas Estate Agents, offers modern living in a prime location, ideal for first-time buyers, young professionals, or those looking to downsize.

Situated on the first floor, this beautiful apartment boasts a contemporary, open-plan kitchen, diner, and living space, creating a perfect environment for both relaxation and entertaining. The living area features a Juliette balcony, allowing natural light to flood the room and providing a charming view of the surroundings.

The sleek, fully fitted kitchen is a chef's delight, complete with an integrated gas hob and electric oven. This modern culinary space is complemented by the gorgeous wood effect flooring that extends throughout the living area, adding a touch of elegance and warmth to the apartment.

The accommodation is arranged over one floor, comprising two well-appointed bedrooms in immaculate condition. Each bedroom offers ample space and comfort, ensuring a peaceful retreat at the end of the day. The fully tiled, modern bathroom includes a bath with an overhead shower, perfect for unwinding after a long day.

Additional features include off-street car parking, providing convenience and peace of mind. The apartment is nestled amongst a wealth of amenities, with Aigburth Road and the vibrant Lark Lane just a five-minute walk away. Enjoy the local green spaces, with Festival Gardens a mere five-minute stroll and the renowned Sefton Park just 15 minutes away on foot.

Excellent transport links enhance the appeal of this property, with St Michaels Railway Station only a two-minute walk away, offering easy access to the wider city and beyond.

Don't miss the opportunity to make this contemporary, stylish apartment your new home. Contact Atlas Estate Agents today to arrange a viewing.

## Additional Images



Lounge



Bike Store



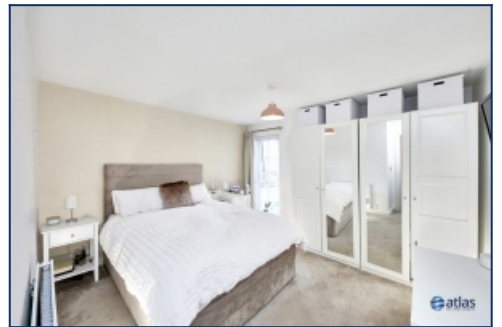
Entrance Hallway



Kitchen/Diner



Lounge



Bedroom 1



Bedroom 2

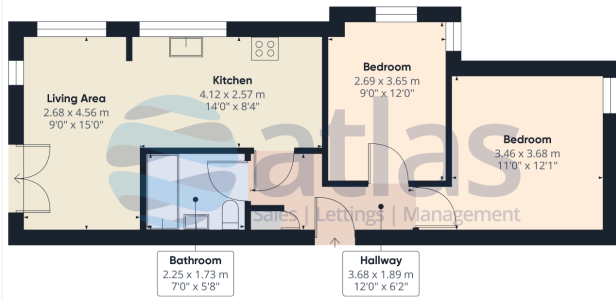


Front Door



Off Street Parking

## Floor Plans



Approximate total area<sup>(1)</sup>  
57.05 m<sup>2</sup>  
614.08 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GSMTFS300

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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.