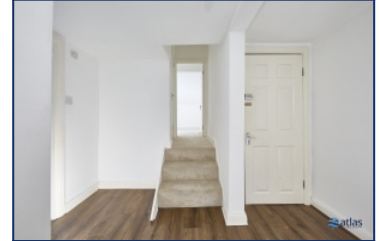


## Marmion Road, Aigburth, L17



For Sale - £180,000 Offers in Excess of

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: E53
- No Onward Chain
- Recently Redecorated Throughout
- Large Open Plan Reception Room with Sash Windows
- Fitted Kitchen with Plentiful Storage and Appliances Included
- Two Modern and Bright Double Bedrooms - Master Bedroom Features Skylight
- Fully Tiled Bathroom with Bath and Overhead Shower
- Situated in a Beautiful Period Building
- Secure Entry Intercom System
- Access to Beautiful Communal Gardens
- Highly Sought After Location in Aigburth L17 - Minutes Walk to Lark Lane, Sefton Park, Princes Park & Aigburth Road

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 2
- Floor Space: 70 square metres / 756 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £351 per quarter
- Ground Rent: £250 per annum
- Security: Intercom (Audio Only)
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2009 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3007 (approx)
- Lease Term Remaining: 982 year(s) (approx)
- Service Charge: £351 per quarter
- Ground Rent: £250 per annum

### Description

Step into timeless elegance with this exquisite apartment brought to you by Atlas Estate Agents. Nestled in the heart of Aigburth, L17, on Marmion Road, this two-bedroom gem boasts a seamless blend of modern comfort and classic allure.

Ascend to the second floor, where the accommodation unfolds across two levels, offering a spacious layout designed for both relaxation and entertainment.

As you step inside, be greeted by a meticulously redecorated interior that exudes warmth and style. The large open-plan reception room beckons you to unwind in its embrace, illuminated by the soft glow of sash windows that frame picturesque views.

Prepare culinary delights in the fitted kitchen, complete with plentiful storage and appliances, perfect for the discerning chef.

Retreat to the tranquility of two modern and bright double bedrooms, where comfort reigns supreme. The master bedroom, adorned with a skylight, invites natural light to dance throughout the space, creating an ambiance of serenity.

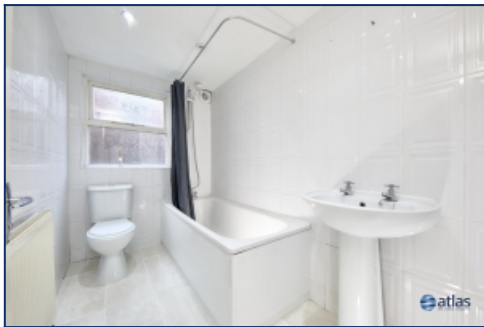
Indulge in relaxation in the fully tiled bathroom, featuring a bath and overhead shower, offering a rejuvenating escape from the bustle of everyday life.

Nestled within a beautiful period building, this residence offers more than just a home—it offers a lifestyle. With a secure entry intercom system and access to stunning communal gardens, every aspect of comfort and convenience has been meticulously considered.

Situated in the highly sought-after locale of Aigburth L17, you'll find yourself mere minutes from the vibrant energy of Lark Lane, the tranquil beauty of Sefton Park, and the bustling thoroughfare of Aigburth Road.

With no onward chain, seize this rare opportunity to make this captivating apartment your own and embark on a journey of timeless living in one of Liverpool's most coveted neighborhoods.

## Additional Images



Bathroom



Bedroom 2



Reception Room



Kitchen



Reception Room



Bedroom 1



Bedroom 2



Back

## Floor Plans



Approximate total area\*  
70.22 m<sup>2</sup>  
755.87 ft<sup>2</sup>

Reduced headroom  
4.19 m<sup>2</sup>  
45.13 ft<sup>2</sup>

(\*) Excluding balconies and terraces

Reduced headroom  
Below 2.00m (6'6")

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

OSM111340

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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.