

## Sandringham Drive, Aigburth, L17



## For Sale - £140,000 Offers Over

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Well Presented & Spacious Throughout
- No Ground Rent - Sold with a Share of the Freehold
- Large Open Plan Kitchen/Dining/Living Area with Contemporary Kitchen
- Main Reception Area with Wall Mounted Fireplace and Bay Windows
- Bright and Airy Master Bedroom with Floor to Ceiling Windows
- Additional Spare Study Room
- Beautifully Landscaped Communal Garden
- Close to Local Green Spaces - Minutes Drive to Both Sefton and Princes Park
- Ideal First Time Buyer/Investment Property
- Highly Sought After Location in Aigburth L17

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 48 square metres / 515 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £150 per calendar month
- Parking: Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, 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: £150 per calendar month
  - Ground Rent: Peppercorn
  - Leasehold Information: Sold with part of the freehold
- BLOCK VIEWING SAT 20TH JULY 15.40PM

### Description

Step into luxury living with this exquisite apartment brought to you by Atlas Estate Agents. Nestled in the sought-after Sandringham Drive, Aigburth, L17, this stunning property offers the epitome of contemporary urban living.

Upon entering, you'll be greeted by an expansive open-plan layout, seamlessly blending the kitchen, dining, and living areas. The sleek and modern kitchen boasts all the amenities needed to whip up culinary delights, while the spacious living area features a wall-mounted fireplace, perfect for cozy evenings in. Bay windows flood the room with natural light, creating an inviting ambience.

Retreat to the bright and airy master bedroom, adorned with floor-to-ceiling windows that offer panoramic views of the surroundings. Need extra space for

work or hobbies? Look no further than the spare room, which is currently used as a walk in wardrobe, but could also provide versatility to suit your lifestyle needs.

This ground-floor apartment boasts a well-appointed bathroom and is meticulously presented throughout, ensuring comfort and style at every turn. Sold with a share of the freehold and no ground rent, this property offers peace of mind and financial security.

Outside, the beautifully landscaped communal garden provides a tranquil oasis to unwind and relax. Situated close to local green spaces, including Sefton and Princes Park, nature lovers will delight in the abundance of outdoor recreational opportunities just minutes away.

Whether you're a first-time buyer looking for your dream home or an investor seeking a lucrative opportunity, this apartment ticks all the boxes. Don't miss your chance to experience luxurious living in one of Aigburth's most highly sought-after locations.

## Additional Images



Bathroom



Communal Garden



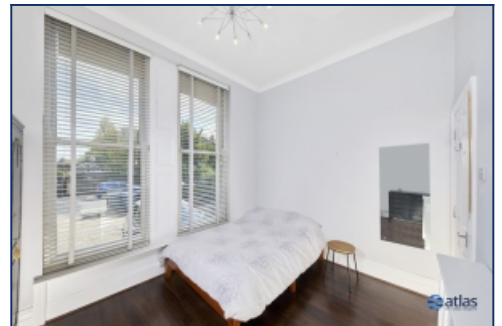
Entrance



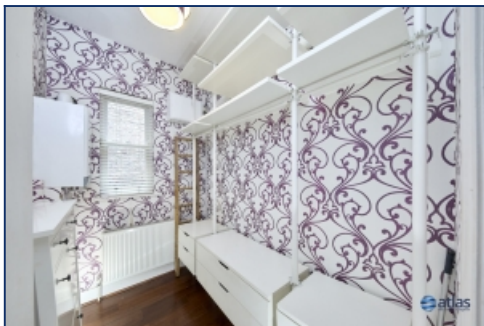
Reception Room



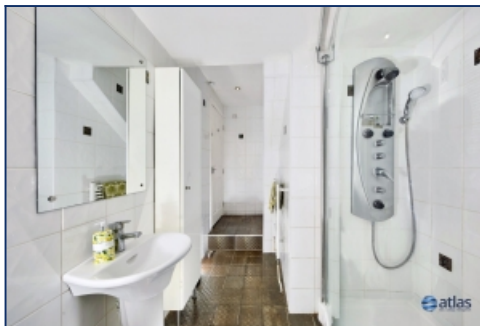
Reception Room



Bedroom 1



Bedroom 2



Bathroom



Communal Garden

## Floor Plans



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.