

## Alexandra Drive, Aigburth, L17



For Sale - £110,000 Offers Over

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain
- Modern Open Plan Kitchen/Living Room with Large Windows
- Contemporary Kitchen with Modern Fixtures and Fittings
- Modern Bathroom with Walk-in Shower Enclosure
- Bright & Airy Bedroom with Large Windows
- Communal Gardens and Parking
- Gated & Secure Development with Audio Intercom
- Close to Local Green Spaces - Minutes Walk to Both Sefton and Princes Park
- Close to Great Transport Links - Minutes to St. Michaels Station
- Highly Sought After Location in Aigburth L17

### Further Details

- Tenure: Leasehold
- Floor: 1 (with lift access)
- No. of Floors: 1
- Floor Space: 35 square metres / 374 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £498 per quarter
- Ground Rent: £95 per annum
- Parking: On Street
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Fridge

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/08/2004 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 31/07/2154 (approx)
- Lease Term Remaining: 129 year(s) (approx)
- Service Charge: £498 per quarter
- Ground Rent: £95 per annum

### Description

Welcome to your new home at Alexandra Drive, Aigburth, L17, presented to you by Atlas Estate Agents. This captivating apartment, nestled in a gated and secure development, offers a harmonious blend of modern comfort and period features.

As you step into this charming abode, you'll be greeted by a seamless layout thoughtfully arranged over a single floor. Ascend effortlessly to the first floor via the lift, where your sanctuary awaits.

The heart of this home lies in its contemporary open-plan kitchen and living room, illuminated by expansive windows that invite natural light to dance freely within. Imagine culinary delights prepared in the sleek kitchen, boasting modern fixtures and fittings, perfect for both intimate dinners and lively gatherings.

Retreat to the tranquil bedroom, a haven of serenity adorned with generous windows, bathing the space in sunlight throughout the day. Adjacent, discover the modern bathroom featuring a luxurious walk-in shower enclosure, offering a rejuvenating oasis after a long day.

Outside, indulge in the lush greenery of communal gardens, a tranquil escape from the hustle and bustle of city life. Parking is made convenient within this gated community, providing peace of mind and security.

Situated mere minutes away from Sefton and Princes Park, enjoy leisurely strolls amidst nature's embrace. For the urban explorer, seamless access to transportation awaits, with St. Michaels Station just a stone's throw away.

With no onward chain, seize the opportunity to make this highly sought-after residence your own. Don't miss your chance to embrace modern living in the heart of Aigburth L17. Enquire now and step into a lifestyle of comfort, convenience, and elegance.

## Additional Images



Bedroom



Communal Area



Bathroom



Kitchen



Bedroom



Gated Entrance



Grounds



Gated Parking

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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.