

## Bethel Grove, Aigburth, L17



**For Sale - £140,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: B
- Extremely Well Maintained & Presented Throughout
- Spacious and Bright Front Reception Room
- Modern Fitted Kitchen with Appliances
- Two Bright and Airy Bedrooms with Built in Storage
- Master Bedroom with Modern En-Suite Shower Room
- Modern Family Bathroom with Bath and Overhead Shower
- Additional Storage Room
- Well Maintained Communal Gardens
- Allocated Car Parking Space & Visitor Parking
- Desirable L17 Location - Close to a Wealth of Amenities - Minutes to Sefton Park

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 55 square metres / 587 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £1,300 per annum
- Parking: Visitors, Off Street, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer, Washing Machine, Dishwasher

### 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: 976 year(s) (approx)
- Service Charge: £1,300 per annum
- Ground Rent: Peppercorn

### Description

Atlas Estate Agents are delighted to present this meticulously maintained and beautifully presented first-floor flat, now available for sale in the highly sought-after area of Bethel Grove, Aigburth, L17.

This superb property offers comfortable and contemporary living, with accommodation arranged over one floor. The spacious and bright front reception room serves as the heart of the home, featuring ample natural light that accentuates the sense of space and warmth. The modern fitted kitchen, equipped

with appliances, is a cook's dream, combining both style and functionality.

The flat boasts two bright and airy bedrooms, each thoughtfully designed with built-in storage. The master bedroom further benefits from a sleek en-suite shower room, creating a private sanctuary within this lovely home. A modern family bathroom, complete with a bath and overhead shower, provides additional convenience, while an extra storage room adds practical value to the living space.

Residents will appreciate the well-maintained communal gardens, perfect for a peaceful retreat or a leisurely stroll. The property also includes an allocated car parking space with additional visitor parking, ensuring ease and convenience for both residents and guests.

Nestled in a desirable L17 location, this flat is just moments away from an array of local amenities and the picturesque Sefton Park, making it an ideal choice for those seeking a vibrant yet tranquil lifestyle.

This exceptional flat in Bethel Grove, Aigburth, is a rare find, offering a perfect blend of modern living and prime location. Don't miss the opportunity to make it your own.

## Additional Images



Bedroom 2



Family Bathroom



Entrance



Reception Room



Reception Room



Hallway



En Suite

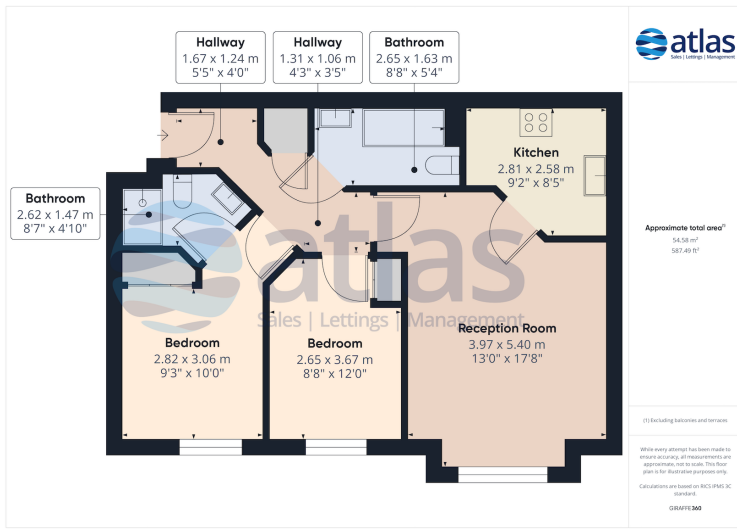


Communal Gardens



Car 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.