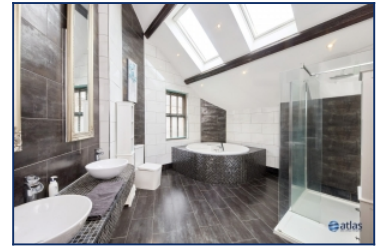


## Kildonan Road, Aigburth, L17



**For Sale - £310,000**

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C
- No Onward Chain
- An Abundance of Character Features - Large Stained Glass Windows Throughout
- Well Presented and Recently Modernised - Features Under Floor Heating and Remote Operated Velux Windows
- Large Open Plan Living/Dining Area
- Spacious Designer Kitchen with Granite Work Surfaces - NEFF/AEG Appliances
- Two Bright and Spacious Bedrooms - Easy Conversion Into a Four Bedroom Property
- Large and Bright Family Bathroom with Jacuzzi Bath and Waterfall Shower
- Beautifully Restored Courtyard
- High Security - Electric Gates and Video Entry
- Desirable L17 Location - Close to Great Schools, Amenities and Transport Links

### Further Details

- Tenure: Freehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 140 square metres / 1,507 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Off Street, Gated
- No. of Parking Spaces: 1
- Outside Space: Back Yard
- Heating/Energy: Under Floor Heating, Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine, Dishwasher

### Rental Information

- Current Rent: £1,280 per calendar month
- Gross Yield (Based on Current Rent): 5.0%

### Description

Step into a realm of timeless elegance and modern convenience with this exquisite apartment brought to the market by Atlas Estate Agents. Nestled within the coveted locale of Kildonan Road, Aigburth, L17, this property epitomizes luxurious urban living at its finest.

Upon entering, you're greeted by an atmosphere of sophistication seamlessly blending with contemporary flair. The accommodation, thoughtfully arranged over one floor, encompasses a harmonious fusion of space and style, prepare to be captivated by the charm of this residence.

The heart of the home is a sprawling open-plan living and dining area, adorned with an abundance of character features including large stained glass windows that bathe the space in natural light, casting a warm and inviting glow throughout. This welcoming ambiance is further enhanced by underfloor heating and remote-operated Velux windows, ensuring comfort and convenience all year round.

The designer kitchen, a culinary masterpiece, beckons with its spacious layout and granite work surfaces, accentuated by top-of-the-line NEFF/AEG appliances, catering to the needs of the most discerning chef.

Two luminous and spacious bedrooms provide a tranquil retreat from the daily hustle and bustle. Meanwhile, the master suite features a generously sized en-suite bathroom, complete with a lavish Jacuzzi bath and refreshing waterfall shower, ensuring a sanctuary of indulgence. Converting these two expansive bedrooms into a cozy four-bedroom layout would be effortlessly accomplished.

Outside, discover a beautifully restored courtyard, a private oasis perfect for al fresco dining or enjoying a morning coffee in the sunshine. High-security features including electric gates and video entry ensure peace of mind and privacy for residents.

Conveniently located in the desirable L17 area, this home is surrounded by an array of excellent schools, amenities, and transport links, making it the epitome of urban convenience without compromising on style or comfort. With no onward chain, seize the opportunity to make this exceptional property your own and embark on a lifestyle of unparalleled luxury and refinement.

## Additional Images



Master Bedroom



Bedroom 2



Entrance



Reception Room



Kitchen



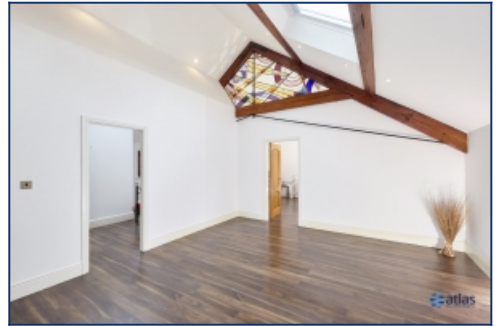
Reception Room



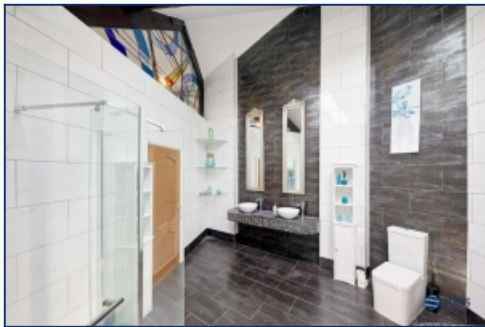
Reception Room



Reception Room



Reception Room



Family Bathroom



Shower Room

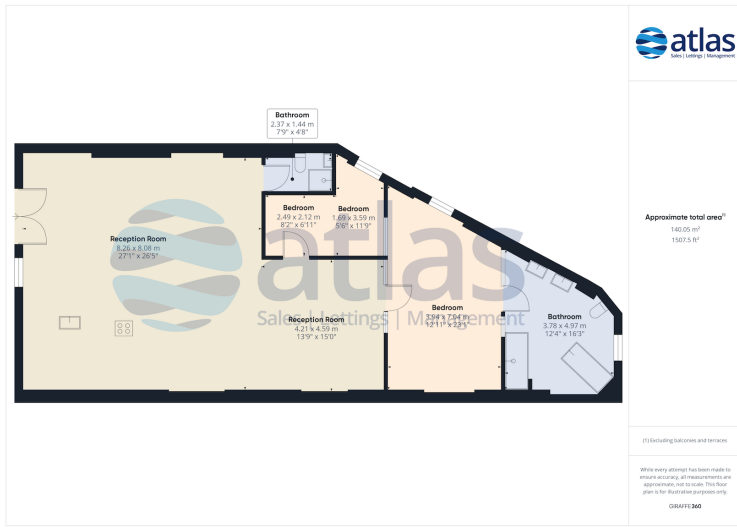


Entrance Gate



Building

# Floor Plans



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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.