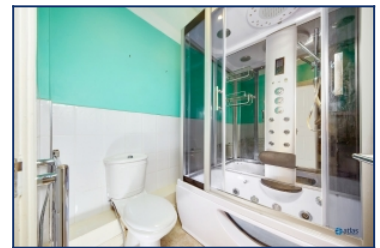


## Minehead Road, Aigburth, L17



For Sale - £140,000 Offers Over

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Bright and Inviting Lounge
- Stylish, Modern Kitchen with High-quality Integrated Appliances
- Spacious Double Bedroom with Built-in Wardrobes
- Luxurious En-suite Featuring a Steam Shower and Jacuzzi Bath
- Convenient Ground Floor W.c
- Sleek Laminate Flooring Throughout
- Allocated Off-street Parking Space
- Sought-after L17 Location – Close to a Variety of Amenities, Just Minutes from Aigburth Road and Sefton Park
- Exceptional Transport Links – Only a 3-minute Walk to Aigburth Train Station
- Short 10-minute Drive to Liverpool City Centre

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 568 square feet / 53 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £1,800 per annum
- Parking: Allocated
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Hob (Ceramic), Fridge/Freezer, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 24/01/2003 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 23/01/2128 (approx)
- Lease Term Remaining: 102 year(s) (approx)
- Service Charge: £1,800 per annum
- Ground Rent: Peppercorn
- Leasehold Information: When purchasing this leasehold property, you will also acquire a share of the freehold title through a committee or company structure. This arrangement ensures that, alongside owning the leasehold interest in your property, you will gain a stake in the freehold title by way of a transfer within the company's ownership framework. As a shareholder in the freehold company or member of the committee, you will have a say in decisions regarding the management and upkeep of the property, providing additional control and benefits beyond traditional

## Description

Introducing Your Dream Home on Minehead Road, Aigburth – Exclusively Presented by Atlas Estate Agents

Step inside this ground-floor gem where modern elegance meets practical living. Nestled in the heart of the sought-after L17 postcode, this charming one-bedroom apartment offers a rare opportunity for both comfort and convenience.

The accommodation, thoughtfully arranged across a single level, welcomes you with a bright and inviting reception room, awash with natural light and perfect for relaxing or entertaining guests. Adjacent to this is the stylish, modern kitchen, impeccably designed with high-quality integrated appliances that are as functional as they are sleek.

Retreat to the spacious double bedroom, featuring built-in wardrobes to maximise storage without compromising style. Indulge in the luxury of your private en-suite, boasting a state-of-the-art steam shower and a Jacuzzi bath—your own personal sanctuary after a long day. A convenient ground-floor W.C. and seamless sleek laminate flooring throughout complete the interior.

This apartment is further enhanced by its allocated off-street parking space, ensuring your vehicle is secure and readily accessible. Located just a stone's throw from the bustling Aigburth Road, you'll enjoy an abundance of local amenities and eateries, as well as the serene beauty of nearby Sefton Park. With Aigburth Train Station a mere 3-minute stroll and Liverpool City Centre only a 10-minute drive away, the property boasts exceptional transport links to meet all your commuting needs.

Whether you're a first-time buyer, professional, or investor, this stunning apartment offers the perfect blend of location, lifestyle, and luxury. Don't miss out—schedule your viewing today!

## Additional Images



Lounge



Lounge



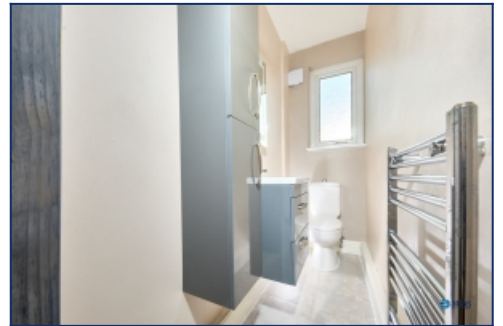
Kitchen



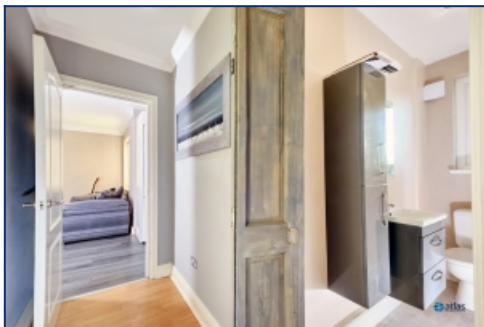
Bedroom



Bedroom



W.c

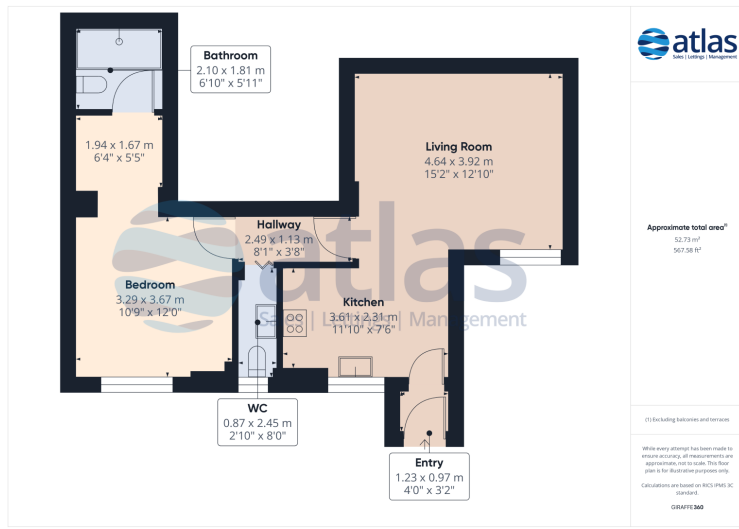


Hallway



External

## 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.