

## Ullet Road, Aigburth, L17



For Sale - £140,000

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: E
- No Onward Chain
- Beautifully Presented & Extremely Well Maintained Apartment - Brand New Wooden Floors Throughout
- Bright and Spacious Open Plan Kitchen/Living Area with Bay Windows
- Contemporary Fitted Kitchen
- Two Good Sized Bright and Airy Bedrooms
- Contemporary Shower Room
- Brand New Boiler - Replaced in 2024
- Communal Garden Area and on Street Car Parking
- Close to Local Green Spaces - 5 Minute Walk to Sefton Park
- Desirable Aigburth L17 Location - Close to Great Schools and Excellent Transport Links

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 41 square metres / 446 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £90 per calendar month
- Ground Rent: £6 per annum
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 19/11/2003 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 18/11/3002 (approx)
- Lease Term Remaining: 978 year(s) (approx)
- Service Charge: £90 per calendar month
- Ground Rent: £6 per annum

### Description

Atlas Estate Agents proudly presents this beautifully presented and extremely well-maintained first-floor apartment, now available for sale on the sought-after Ullet Road in the heart of Aigburth, L17. This delightful property offers a harmonious blend of contemporary living with a touch of classic charm, perfect for those seeking a comfortable and stylish home.

Upon entering, you are greeted by a bright and spacious open-plan kitchen and reception room, bathed in natural light, courtesy of the stunning bay windows. The contemporary fitted kitchen is designed with modern living in mind, offering ample space for both cooking and entertaining.

The apartment features two generously sized, bright, and airy bedrooms, each providing a peaceful retreat at the end of the day. The contemporary shower room is elegantly appointed, combining style and function to meet all your needs.

Externally, residents can enjoy the communal garden area, perfect for a moment of tranquillity or socialising with neighbours. On-street parking is readily available, adding to the convenience of this fantastic property.

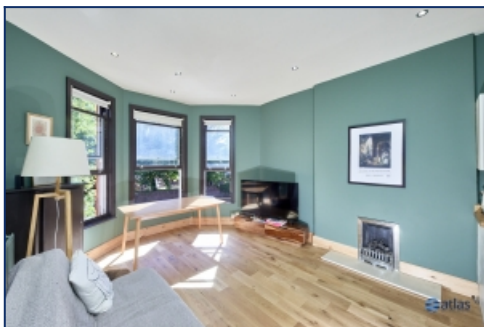
Situated just a five-minute walk from the picturesque Sefton Park, this apartment is ideally located for those who love green spaces. The desirable Aigburth L17 location also boasts excellent schools, fantastic transport links, and a vibrant local community, making it an ideal choice for families, professionals, or anyone looking to enjoy the best of Liverpool living.

With no onward chain, this property is ready for you to move in and start making it your own. Don't miss this opportunity to secure a stunning apartment in one of Liverpool's most desirable areas.

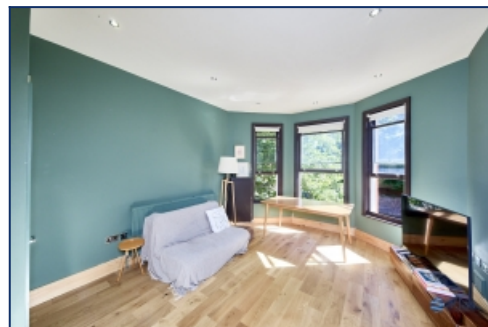
## Additional Images



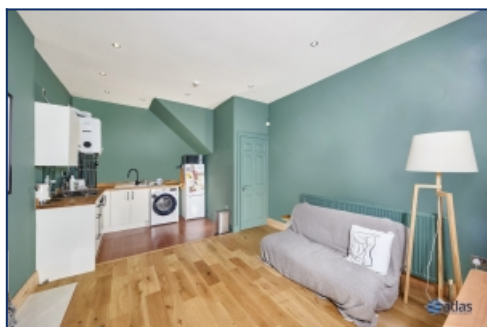
Landing



Reception Room



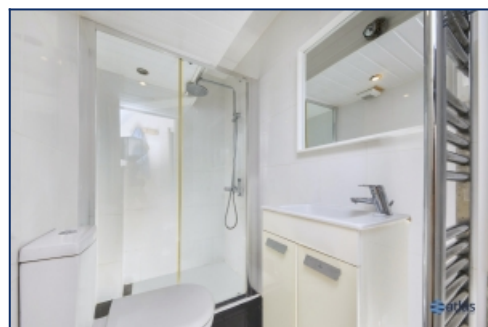
Reception Room



Reception Room



Bedroom 2



Bathroom



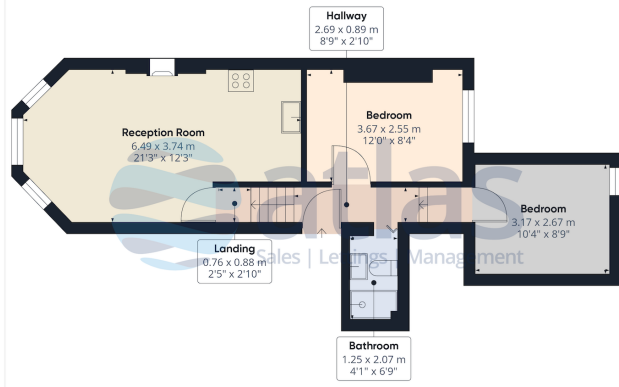
Back



Garden

## Floor Plans





Approximate total area\*  
41.14 sqm  
442.06 sq ft

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements and specifications are for guide. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.  
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