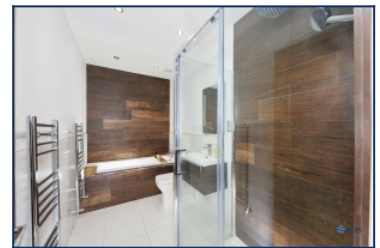


Sandringham Drive, Aigburth, L17



For Sale - £290,000 Offers Over

Key Features

- 3 Bedroom 2 Bathroom Flat
- EPC Rating: C
- High-Specification Finish Throughout
- Bright and Spacious Lounge with Large Windows
- Amtico High-Quality Flooring in Living Areas and Bedrooms
- Open-Plan Lounge and Kitchen Area Separated by an Archway
- Modern Kitchen with Quartz Worktops and Integrated Appliances
- Contemporary Porcelanosa Tiling Bathroom with Separate Bath and Walk-In Shower
- Two Double Bedrooms; Third Bedroom Currently Used as a Walk-In Wardrobe
- Master Bedroom with En-Suite Bathroom
- Double Glazing, Gas Central Heating, and Underfloor Heating
- Communal Off Road Parking

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 884 square feet / 82 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £117 per calendar month
- Ground Rent: £150 per annum
- Parking: Off Street, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Under Floor Heating, Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Microwave, Fridge/Freezer, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2020 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 31/12/2269 (approx)
- Lease Term Remaining: 245 year(s) (approx)
- Service Charge: £117 per calendar month
- Ground Rent: £150 per annum
- Leasehold Information: Service charge has been paid for the rest of 2024

Description

Atlas Estate Agents proudly present this luxurious second-floor flat on Sandringham Drive, L17.

Step into a world of modern elegance and refined comfort, with accommodation thoughtfully arranged over one floor. This exceptional three-bedroom flat boasts a high-end specification throughout, perfect for those seeking a stylish and contemporary living space.

The heart of the home is the bright and spacious reception room, bathed in natural light from expansive windows that create an airy and inviting atmosphere. Premium Amtico flooring flows seamlessly through the living areas and bedrooms, adding a touch of sophistication to every step. The open-plan lounge and kitchen, beautifully framed by a charming archway, offers the ideal setting for both relaxation and entertaining. The kitchen itself is a modern masterpiece, featuring sleek quartz worktops, integrated appliances, and ample space for culinary creativity.

The property offers three bedrooms, including two generously sized double rooms. The third bedroom has been cleverly converted into a luxurious walk-in wardrobe, offering plenty of storage and functionality. The master bedroom comes complete with a private en-suite, creating a tranquil retreat from the hustle and bustle of daily life.

Both the en-suite and the main bathroom are designed with impeccable attention to detail, showcasing Porcelanosa tiling and fixtures, with the main bathroom offering the convenience of a separate bath and walk-in shower.

With double glazing, gas central heating, and underfloor heating throughout, this flat ensures comfort all year round. Additionally, there is communal off-street parking space, offering secure parking.

This remarkable property is truly a must-see, offering modern living at its finest in the heart of L17.

Additional Images



Bedroom One



Bedroom Two



Front Elevation



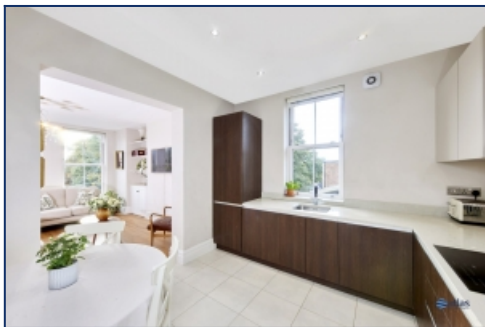
Hallway



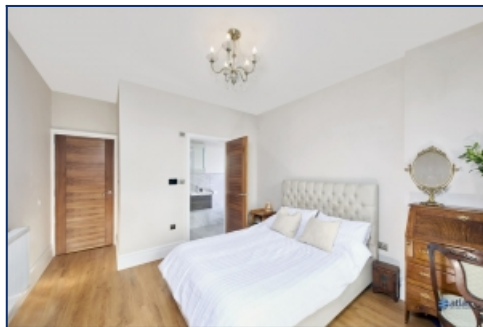
Lounge



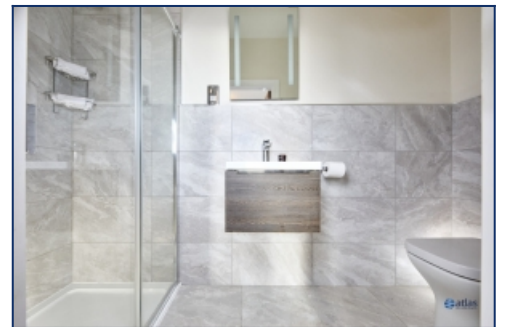
Lounge



Kitchen



Bedroom One



En-suite

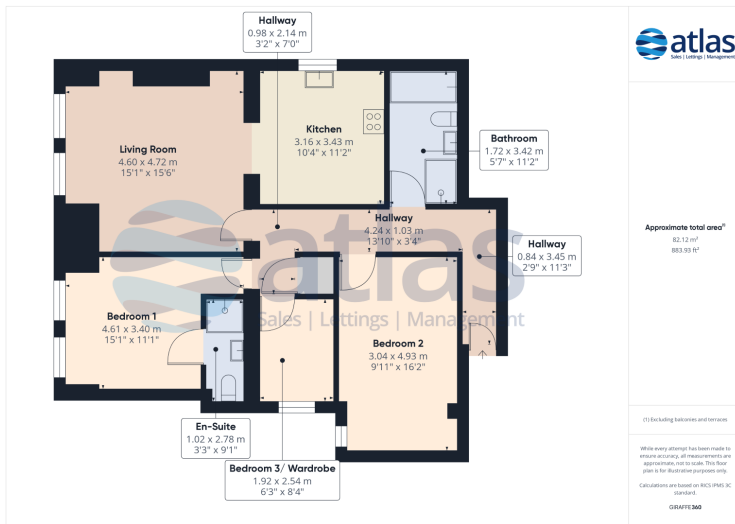


Bedroom Three / Wardrobe



Car Parking

Floor Plans



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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.