

## Sandon Street, Georgian Quarter, L8



**For Sale - £170,000**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: Pending
- Spacious Open-Plan Kitchen and Living Area with Classic Sash Windows
- Stylish Laminate Flooring, Fresh Carpets, and Elegant High Ceilings
- Contemporary Kitchen with Integrated Appliances
- Modern Bathroom with Full Tiling, Bath, and Overhead Shower
- Generously Sized Double Bedroom
- Ideally Located Near Extensive Amenities; a Short Walk to the Baltic Triangle and Georgian Quarter
- Only 7 Minutes Drive to the City Centre

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 472 square feet / 44 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £156 per calendar month
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Hob, Fridge/Freezer, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 18/09/2006 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 17/09/2131 (approx)
- Lease Term Remaining: 106 year(s) (approx)
- Service Charge: £156 per calendar month
- Ground Rent: Peppercorn

### Description

Atlas Estate Agents are delighted to bring to market this charming one-bedroom apartment on Sandon Street, nestled in the heart of the sought-after Georgian Quarter (L8).

Set on the first floor of a distinguished period property, this residence seamlessly blends classic elegance with modern comforts. Enter into a welcoming, open-plan kitchen and reception area, bathed in natural light streaming through beautifully preserved sash windows. High ceilings and stylish laminate flooring enhance the sense of space and refinement, while new, plush carpeting adds a touch of luxury throughout.

The contemporary kitchen boasts integrated appliances and sleek cabinetry, perfect for everything from quick weekday meals to weekend entertaining. A spacious double bedroom offers a tranquil retreat, with ample room for storage and relaxation. The bathroom, fully tiled in a modern design, includes a full bath with an overhead shower to cater to all your relaxation needs.

Located just a short stroll from the vibrant Baltic Triangle and the Georgian Quarter, this property offers the best of city living without compromise. A mere 7-minute drive to Liverpool City Centre means world-class dining, shopping, and cultural landmarks are within easy reach.

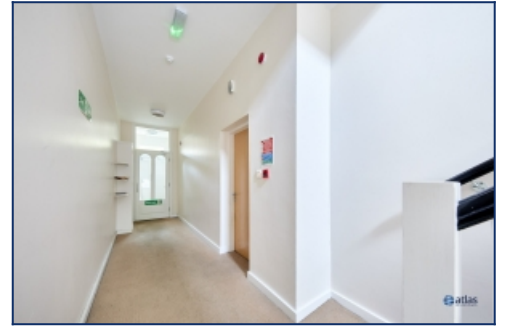
## Additional Images



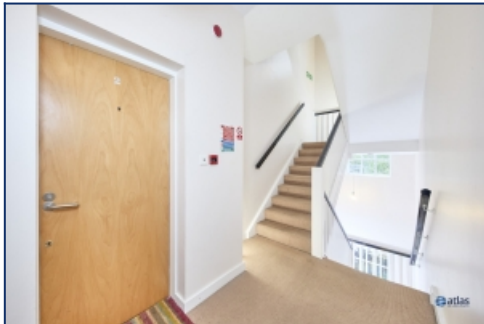
Bathroom



External



Communal Hall



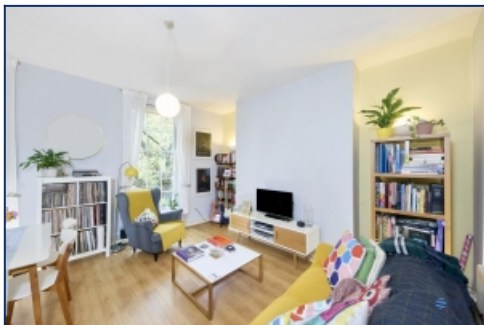
Communal Hall



Hallway



Living Area



Living Area



Kitchen



Bedroom

## 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

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