

## Ullet Road, Aigburth, L17



## For Sale - £170,000 Offers in the Region of

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- A Gorgeous Two-Bedroom, One-Bathroom Apartment Offered for Sale
- Welcoming Bright and Spacious Entrance Hallway Providing Access to All Rooms, Complete with Useful Enclosed Storage Space
- Stunning and Light-Filled Living Area Featuring Beautiful Windows Overlooking the Front of the Property
- Contemporary Kitchen Thoughtfully Positioned Within the Living Space, Ideal for Modern Living
- Generously Sized Master Bedroom Offering an Abundance of Space and Natural Light
- Second Bedroom Conveniently Located Just Off the Master Bedroom, Providing a Well-Proportioned Small Double Room
- Stylish and Modern Bathroom Finished to an Excellent Standard
- The Property Benefits from Tall Ceilings Throughout, an Abundance of Natural Light, on Street Parking and a Highly Sought-After Location

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 54 square metres / 580 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £140.00 per month
- Ground Rent: Peppercorn
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2003 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3001 (approx)
- Lease Term Remaining: 975 year(s) (approx)
- Service Charge: £140 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: No major works due.

Pets were discouraged. Now at Directors discretion

No restrictions on subletting.

## Description

Brought to the market by Atlas Estate Agents, this gorgeous two-bedroom apartment is situated on the ever-desirable Ullet Road and offers beautifully presented accommodation arranged over one floor, ideal for first-time buyers, downsizers or investors alike. Offered for sale with no onward chain, the property combines elegant proportions with contemporary living in one of South Liverpool's most sought-after locations.

Upon entering, you are welcomed by a bright and spacious entrance hallway providing access to all rooms, complete with useful enclosed storage space. Tall ceilings and an abundance of natural light immediately create a wonderful sense of space and character throughout the apartment.

The stunning reception room is a standout feature of the home, flooded with daylight through beautiful windows overlooking the front of the property. Thoughtfully designed for both relaxing and entertaining, the living area flows seamlessly into the contemporary kitchen, which is stylishly positioned within the space to create a modern and sociable layout.

The generously sized master bedroom offers a peaceful retreat with ample space and natural light, while the second bedroom is conveniently positioned just off the master and provides a well-proportioned small double room, ideal for guests, a home office or additional accommodation.

Completing the interior is a stylish and modern bathroom finished to an excellent standard, perfectly complementing the property's contemporary feel.

Further benefits include on street parking, attractive proportions throughout and a highly desirable location close to an array of local amenities, green spaces and excellent transport links.

## Additional Images



Bathroom



Communal Gardens



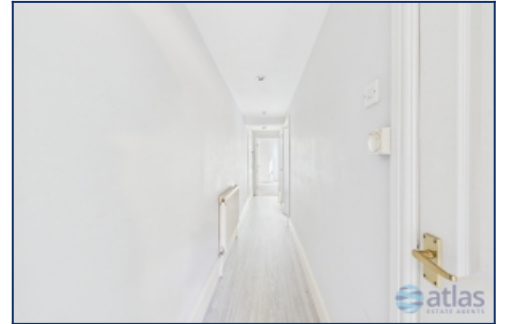
Communal Entrance



Communal Entrance



Communal Hallway



Hallway



Living Space



Living Space/Kitchen



Living Space/Kitchen



Kitchen



Bedroom One



Bedroom Two



Rear Elevation Of Property



Communal Gardens



Communal Gardens

## Floor Plans



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