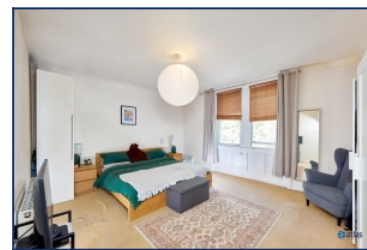


Livingston Drive South, Sefton Park, L17



For Sale - £225,000 Offers Over

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Offered with No Onward Chain
- Generously Sized Lounge Featuring Traditional Sash Windows
- Modern Fitted Kitchen with Integrated Gas Hob and Electric Oven
- Spacious and Light-Filled Master Bedroom
- Fitted Bathroom with Both Bath and Separate Shower
- Set Within a Charming Period Property
- Access to Extensive and Well-Maintained Communal Gardens
- Ideally Located Just Moments from Sefton Park and Lark Lane
- Includes Allocated Off-Street Parking
- Only a 10-Minute Walk to St Michaels Railway Station

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 72 square metres / 779 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £175 per calendar month
- Ground Rent: £100 per annum
- Parking: Visitors, Off Street, Driveway, Allocated
- No. of Parking Spaces: 1
- 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: 18/11/2002 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 17/11/2127 (approx)
- Lease Term Remaining: 102 year(s) (approx)
- Service Charge: £175 per calendar month
- Ground Rent: £100 per annum
- Leasehold Information: Service charge includes a share of the buildings insurance, sinking fund, common parts cleaning/maintenance/window cleaning/gardening. Counts from 1-Feb-2025 to 31-Jan-2026.

Description

A Delightful Two-Bedroom Apartment in the Heart of Sefton Park

Brought to the market by Atlas Estate Agents, this beautifully presented two-bedroom apartment offers a wonderful opportunity to acquire a characterful home in one of Liverpool's most sought-after locations. Nestled on the second floor of a charming period property on Livingston Drive South, this delightful residence combines classic features with contemporary comforts.

Through the entrance hallway, the accommodation opens into a generously sized reception room, flooded with natural light courtesy of traditional sash windows, which perfectly complement the apartment's timeless appeal. A modern fitted kitchen sits adjacent, equipped with an integrated gas hob and electric oven, offering both practicality and style for home cooking.

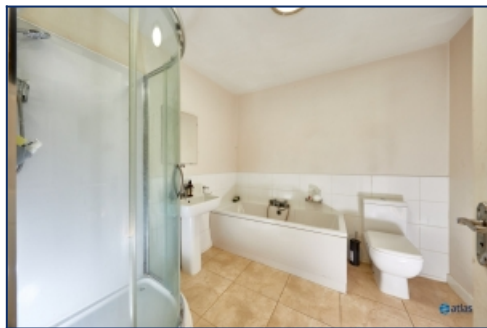
There are two well-proportioned bedrooms, with the master bedroom enjoying an abundance of natural light and a serene, spacious atmosphere. The fitted bathroom is both elegant and functional, featuring a separate shower and bath, ideal for both busy mornings and relaxing evenings.

Outside, residents benefit from access to extensive, well-maintained communal gardens, providing a peaceful green retreat just a stone's throw from the vibrant buzz of Lark Lane and the natural beauty of Sefton Park. The property also includes allocated off-street parking—a rare convenience in this popular area.

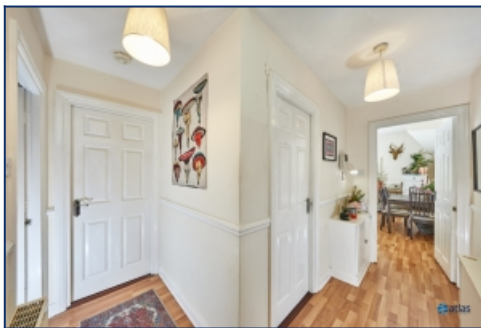
With St Michaels Railway Station just a 10-minute walk away and the apartment offered with no onward chain, this property presents a superb opportunity for first-time buyers, downsizers, or investors alike.

A perfect blend of location, charm and modern living—this apartment is not to be missed.

Additional Images



Bathroom



Entrance Hallway



Bedroom 2



Lounge



Communal Driveway



Rear Communal Gardens

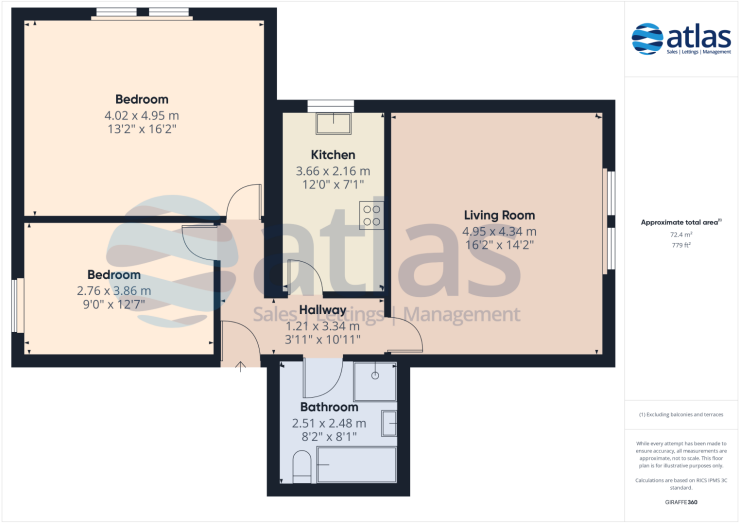


Rear Communal Gardens



Rear Communal Gardens

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.