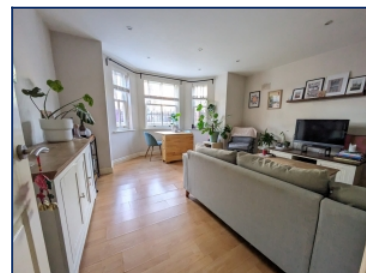


South Albert Road, Aigburth, L17



For Sale - £180,000 Offers in Excess of

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C
- No Onward Chain
- Bright, Airy Lounge with Bay Window
- Good Sized Fitted Kitchen
- Two Double Bedrooms, One with En-suite
- Modern Family Bathroom with Bath and Overhead Shower
- Walking Distance to Sefton Park
- Close to Aigburth and Lark Lane
- Dedicated Off-street Parking Space
- Just a 10-minute Drive from the City Centre with Excellent Transport Links

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 85 square metres / 915 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £120 per calendar month
- Parking: Off Street
- No. of Parking Spaces: 1
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer

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: 976 year(s) (approx)
- Service Charge: £120 per calendar month
- Ground Rent: Peppercorn

Rental Information

- Current Rent: £950 per calendar month
- Gross Yield (Based on Current Rent): 6.3%

Description

Brought to the market by Atlas Estate Agents, this exceptional ground floor apartment on South Albert Road, Aigburth, L17, offers an ideal blend of modern living and prime location. With no onward chain, this beautifully presented home is perfect for those looking to move straight in and start enjoying the vibrant surroundings.

Step inside to discover bright and spacious accommodation arranged over one floor. The heart of the home is the airy reception room, flooded with natural light from the impressive bay window, creating a welcoming atmosphere for relaxation and entertaining alike. The well-proportioned fitted kitchen offers ample storage and workspace, making meal preparation a pleasure.

The property boasts two generously sized double bedrooms, with the principal bedroom benefiting from a sleek en-suite shower room for added convenience. A stylish family bathroom features a contemporary suite with a bath and overhead shower, completing the accommodation.

Positioned just a short stroll from the lush greenery of Sefton Park, and within easy reach of the bustling amenities of Aigburth and the ever-popular Lark Lane, this location truly has it all. Excellent transport links mean you're just a 10-minute drive from Liverpool city centre, making commuting and exploring the city a breeze.

Don't miss the opportunity to make this fantastic apartment your new home. Contact Atlas Estate Agents today to arrange your viewing.

Additional Images



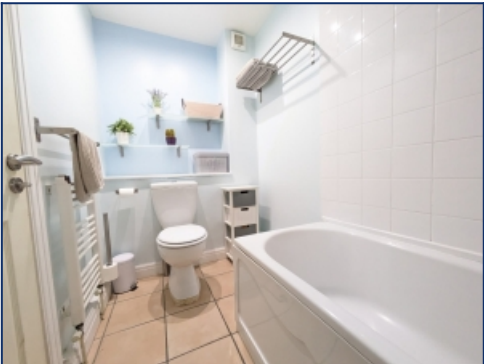
Bedroom



En-suite



Bedroom

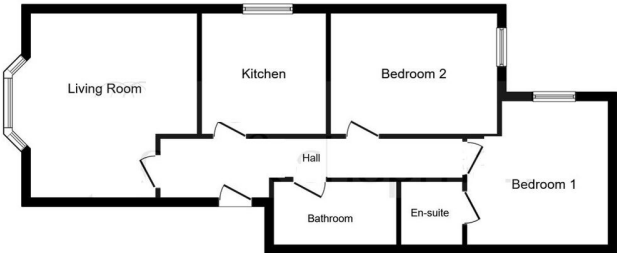


Bathroom



Bathroom

Floor Plans



Floor Plan

Tel: 0151 727 2469
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Mossley Hill, Liverpool, L18 1LN

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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.