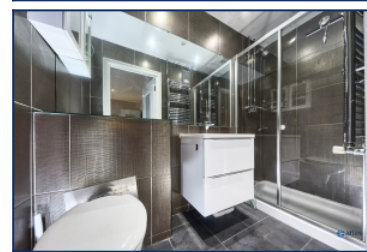
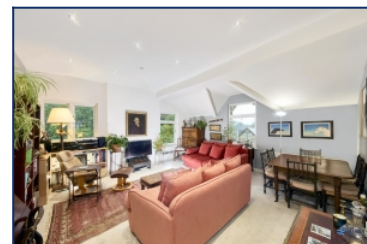


Alexandra Drive, Aigburth, L17



For Sale - £275,000 Offers in Excess of

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C
- Two-bedroom Penthouse
- Secluded Garden
- Immaculately Decorated Throughout - Bright and Spacious Rooms
- Allocated Parking Space Plus Additional Visitor Parking
- Expansive Master Bedroom with a Charming Bay Window and Access to a En-suite
- Highly Sought-after L17 Location - Close to an Array of Amenities, Just Minutes from Aigburth Road, Lark Lane, and Sefton Park
- Pet Friendly
- Boarded Attic Space with Ladder Access from the Hall for Additional Storage

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 83 square metres / 897 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £2,311 per annum
- Ground Rent: £387 per annum
- Security: Intercom (Video)
- Parking: Visitors, Off Street, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating, Double Glazing

Leasehold Details

- Tenure: Leasehold
 - Lease Start Date: 01/09/2004 (approx)
 - Original Lease Term: 125 year(s)
 - Lease Expiry Date: 31/08/2129 (approx)
 - Lease Term Remaining: 104 year(s) (approx)
 - Service Charge: £2,311 per annum
 - Ground Rent: £387 per annum
 - Leasehold Information: The ground rent can be increased every 10 years by a maximum of 3%, meaning it will remain at its current rate for the next six years.
- Repairs and maintenance are carried out on an ongoing basis, ensuring the property's upkeep.
- The service charge for the period from October 2024 to September 2025 has been maintained at the current level.
- There are no restrictions on keeping pets or sub-letting.

Description

Presented by Atlas Estate Agents, this beautifully appointed two-bedroom penthouse apartment is located on the highly sought-after Alexandra Drive, Aigburth, L17. On the second floor of a well-maintained building, this immaculate property offers spacious, bright, and tastefully decorated accommodation, arranged across one convenient level.

Practicality is at the forefront, with convenient hallway storage and access to a boarded attic space via a drop-down ladder – ideal for additional storage. A generous reception room, notable for its distinctive ceiling fixtures and abundant natural light. The adjoining modern kitchen boasts ample storage space, ideal for culinary enthusiasts.

The property features two well-proportioned bedrooms, including an expansive Master bedroom with a charming bay window that invites warmth and light. The Master also benefits from a stylish en-suite bathroom, complete with a sleek walk-in shower. A further contemporary family bathroom offers a relaxing space with a bath and overhead shower.

This penthouse apartment further impresses with a secluded garden, allocated parking, along with additional visitor parking, making it perfect for both residents and guests. Double glazing and gas central heating ensure year-round comfort.

Situated just moments from Aigburth Road, Lark Lane, and the picturesque Sefton Park and Princes Park, this property offers a vibrant lifestyle with an array of nearby amenities. The combination of its prime location and impeccable interior makes it an ideal choice for discerning buyers seeking a perfect home.

The current owner travels a lot and from time to time has his home on Airbnb when he is away.

Additional Images



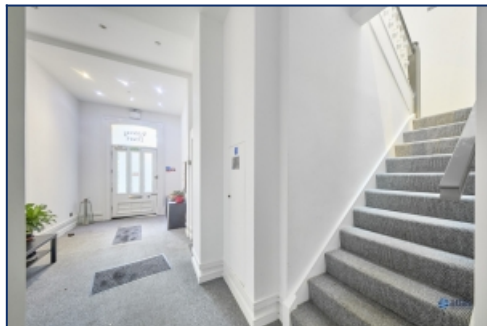
Kitchen



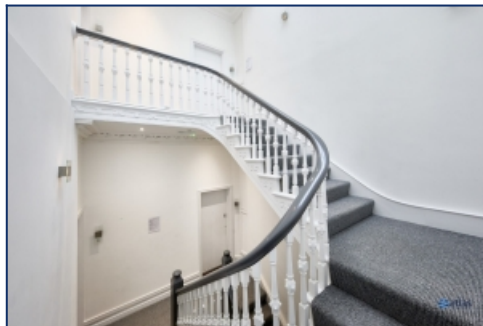
Bedroom 2



Communal Entrance Hall



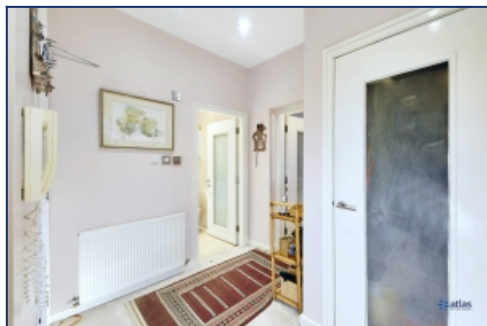
Communal Entrance Hallway



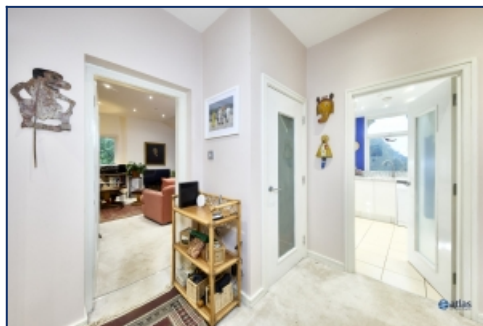
Communal Stairwell



Communal Stairwell



Entrance Hallway



Entrance Hallway



Lounge



Kitchen



Bathroom



Bedroom

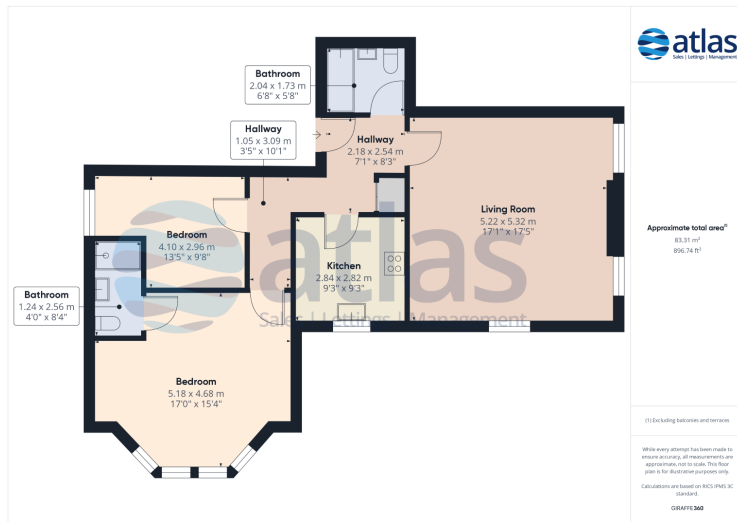


External



Communal Grounds

Floor Plans



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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.