

## Ullet Road, Aigburth, L17



**For Sale - £260,000 Offers in Excess of**

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C
- A Beautifully Presented Two-Bedroom, Two-Bathroom Apartment with an Additional Wc, Set Within a Property Boasting Stunning Communal Spaces and Gardens Leading to the Apartment
- You Are Welcomed Via Entrance Steps Into a Well-Maintained Communal Area, with Stairs Leading Up to the Apartment
- The Entrance Hallway Is Bright and Spacious, Providing Access to All Rooms and Incorporating a Convenient Wc
- The Living Space Is Exceptionally Large, Featuring an Impressive South-Facing Bay Window That Floods the Room with Natural Light and a Functional Wood-Burning Stove, and Flows Seamlessly Into a Modern
- The Master Bedroom Is Generously Sized and Bright, Enhanced by a Large Window
- The Second Bedroom Is Also Spacious, Benefitting from Two Windows and Plenty of Natural Light
- A Modern and Well-Appointed Family Bathroom
- The Property Benefits from Direct Private Access to Sefton Park Via the Garden Gate, Offering an Exceptional and Highly Desirable Lifestyle Advantage

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 94 square metres / 1,010 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £2,800 per annum
- Ground Rent: £50 per annum
- Parking: Off Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 06/06/2001 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 05/06/2126 (approx)
- Lease Term Remaining: 100 year(s) (approx)
- Service Charge: £2,800 per annum
- Ground Rent: £50 per annum
- Leasehold Information: No upcoming major works. A lot has been done recently including major roof repairs, and full external decorations.

No restrictions on keeping pets.

No restrictions on sub-letting (both short and long term).

RCDs to be replaced and there is a quote pending.

## Description

Brought to the market by Atlas Estate Agents, this beautifully presented two-bedroom, two-bathroom apartment is located on Ullet Road, Aigburth, L17, offering elegant accommodation arranged across one level on the first floor.

Set within an impressive property surrounded by stunning communal spaces and mature gardens, the home is approached via welcoming entrance steps leading into a well-maintained communal area, with stairs rising to the apartment itself.

Once inside, a bright and spacious entrance hallway provides access to all rooms and conveniently incorporates a separate WC. The living space is exceptionally generous in size, featuring an impressive south-facing bay window that floods the room with natural light, alongside a functional wood-burning stove, and flowing seamlessly into a modern kitchen, creating a superb space for both relaxing and entertaining.

The principal bedroom is well-proportioned and filled with natural light, enhanced by a large window, while the second bedroom is equally spacious, benefitting from two windows and a bright, airy feel. The accommodation is completed by a modern, well-appointed family bathroom.

A standout feature of this exceptional home is the direct private access to Sefton Park via the garden gate, offering a rare and highly desirable lifestyle advantage in one of Liverpool's most sought-after locations.

## Additional Images



Bathroom



Communal Gardens



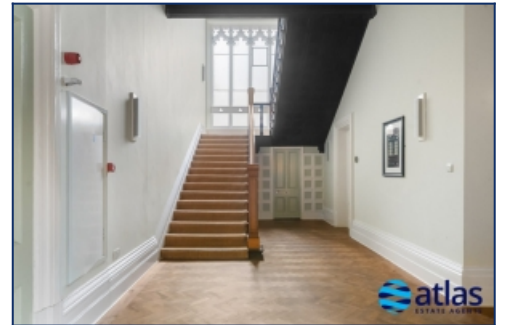
Bedroom Two



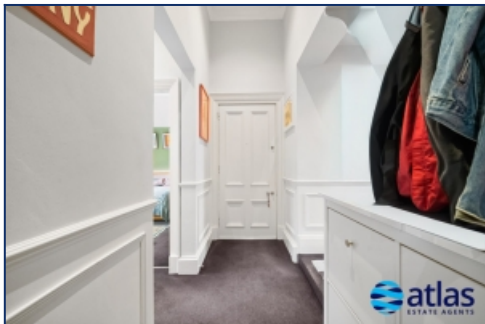
Front Elevation Of Property



Entrance



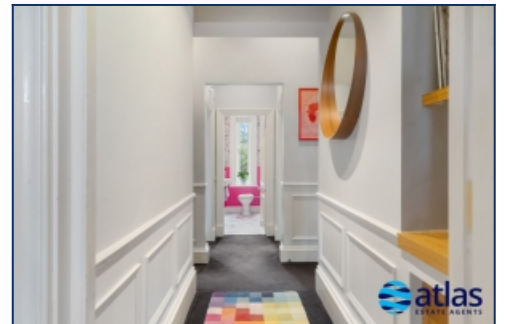
Communal Area



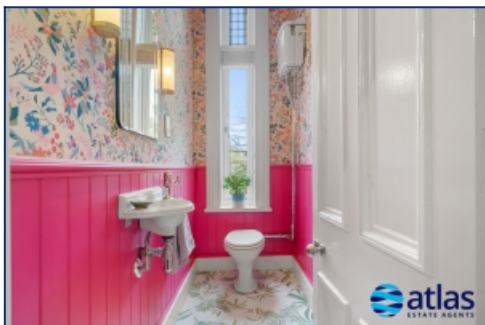
Hallway



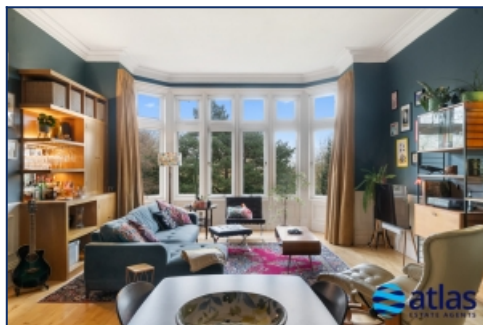
Hallway



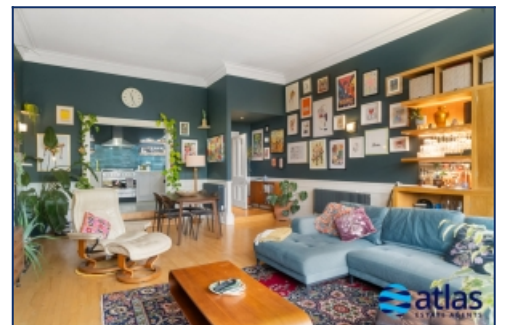
Hallway



Wc



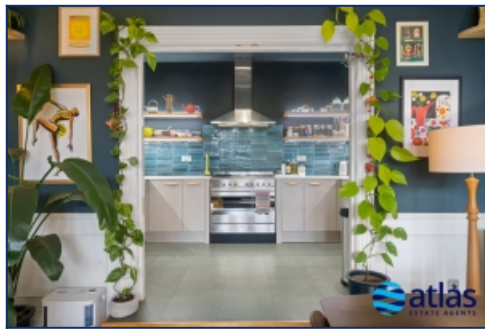
Living Space



Living Space



Dining Space



Kitchen



Kitchen



Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bathroom



Communal Gardens



Communal Gardens



Aerial View Of Building

## Floor Plans



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.