

## Ullet Road, Aigburth, L17



**For Sale - £130,000 Offers Over**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: E
- Secondary Glazing on Windows for Enhanced Insulation and Noise Reduction
- Elegant Sash Windows Preserving Period Charm
- Stylish Modern Bathroom with Contemporary Fixtures
- Open-Plan Living/Dining Area for Convenient, Flexible Space
- First-Floor Apartment Offering Easy Access and Privacy
- Located in the Desirable Sefton Park Area
- Within Walking Distance to the Vibrant Lark Lane
- Access to Beautifully Maintained Communal Gardens

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 39 square metres / 420 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £129 per calendar month
- Parking: Visitors, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Induction)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2014 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3012 (approx)
- Lease Term Remaining: 986 year(s) (approx)
- Service Charge: £129 per calendar month
- Ground Rent: Peppercorn

### Description

Brought to the market by Atlas Estate Agents, this charming first-floor apartment on Ullet Road, L17, offers an exceptional opportunity for buyers seeking a stylish home in one of Liverpool's most desirable areas. Situated within easy reach of Sefton Park and the vibrant Lark Lane, the property offers both a peaceful retreat and the convenience of nearby amenities.

Boasting a thoughtfully designed layout, the accommodation includes an open-plan living/dining area, perfect for modern living. The space is bright and airy, with elegant sash windows enhancing the period charm while providing excellent insulation and noise reduction thanks to secondary glazing. This



ensures a quiet, comfortable atmosphere throughout the apartment.

The kitchen seamlessly integrates into the living space, making it ideal for relaxed, social living. The contemporary bathroom is a highlight, offering sleek modern fixtures and a stylish finish.

With a spacious double bedroom and built in storage, the apartment provides a perfect blend of functionality and comfort. The property offers both ease of access and privacy, sitting proudly on the first floor. The well-maintained communal gardens provide a lovely outdoor space for residents to enjoy.

Offered with no onward chain, this apartment is ready for you to move in and make it your own. Whether you're a first-time buyer or looking for a convenient city pad, this property ticks all the boxes. Don't miss out on the opportunity to view this delightful home in the heart of Sefton Park.

## Additional Images



Bedroom



Front Elevation



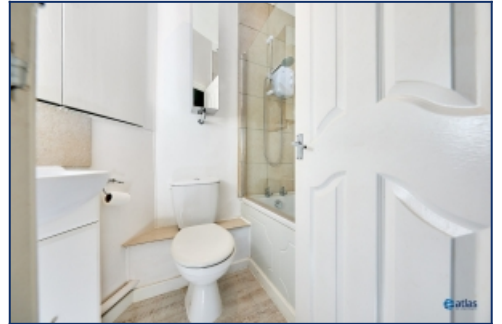
Hallway



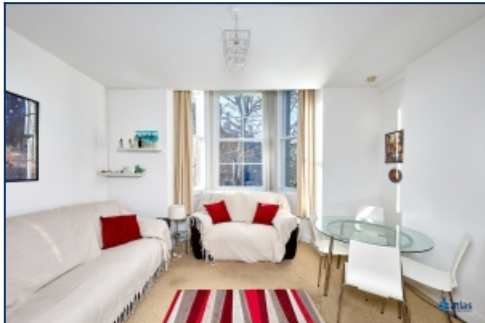
Bedroom



Kitchen



Bathroom



Living Area



Living Area



Communal Gardens

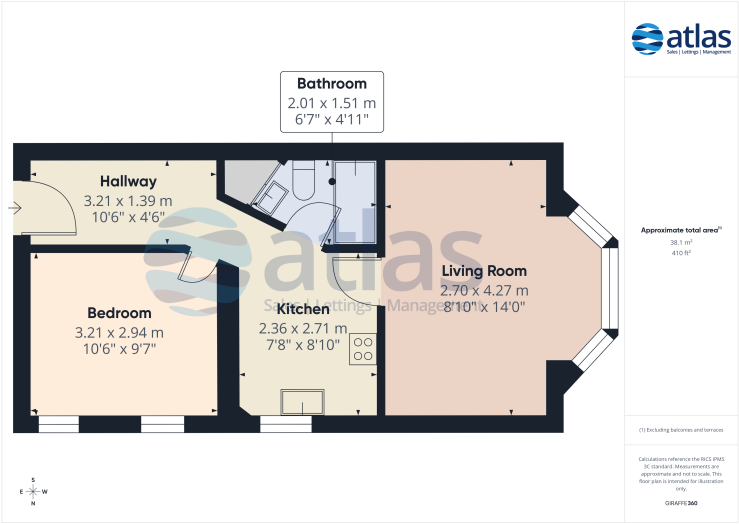


Entrance Gate



Rear Elevation

## Floor Plans



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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.