

## Maybury Way, Aigburth, L17



## For Sale - £150,000 Offers in the Region of

### Key Features

- 1 Bedroom 1 Bathroom Duplex Apartment
- EPC Rating: C
- Small Hallway Room Ideal for Storage or a Compact Home Office
- Well-Appointed Kitchen Offering Ample Storage Space
- Spacious Reception Room Featuring an Electric Fire and a Large Window Providing Plenty of Natural Light
- Generously Sized Bedroom
- No Onward Chain
- Conveniently Located Within a Short Walk of Sefton Park and a Range of Local Amenities
- Excellent Transport Links Nearby

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Floor Space: 43 square metres / 464 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £713 per annum
- Ground Rent: £10 per annum
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 09/09/1996 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 08/09/2121 (approx)
- Lease Term Remaining: 95 year(s) (approx)
- Service Charge: £713 per annum
- Ground Rent: £10 per annum

### Description

Tucked away along the ever-popular Maybury Way in the heart of Aigburth, this charming duplex apartment is proudly brought to the market by Atlas Estate Agents. Offering a thoughtful layout across two floors, this inviting home blends comfort, practicality, and location in equal measure.

Upon entering, you are welcomed by a small yet versatile hallway space—perfectly suited for additional storage or as a compact home office for those seeking a quiet corner to work or study. The well-appointed kitchen is both functional and stylish, providing ample storage and workspace to cater to everyday living.

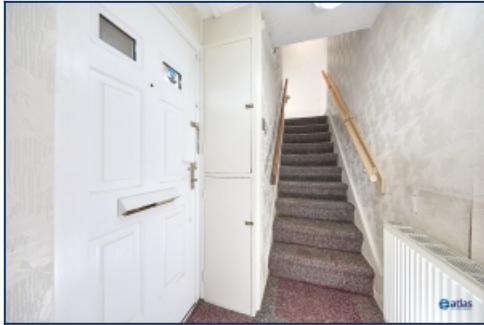
The heart of the home lies in the spacious reception room, where a large window draws in an abundance of natural light, creating a bright and airy atmosphere. An electric fire adds a cosy focal point, making this an ideal space to relax or entertain.

Upstairs, the generously sized bedroom offers a peaceful retreat, with plenty of room for furnishings and personal touches. The bathroom is conveniently located and designed for practicality.

Offered with no onward chain, this property ensures a smooth and straightforward purchase process. Its location is equally appealing, situated just a short stroll from the green open spaces of Sefton Park, as well as a wide selection of local amenities. Excellent transport links are also within easy reach, making it an ideal choice for commuters and those looking to enjoy all that the area has to offer.

A wonderful opportunity to acquire a well-presented home in a sought-after location.

## Additional Images



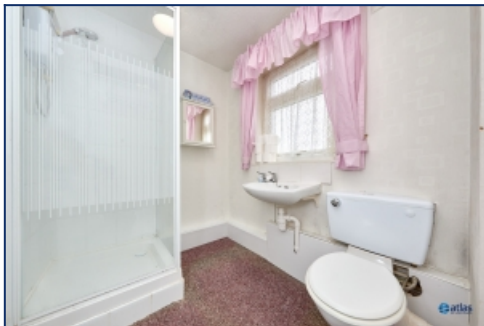
Hallway



Hallway



Bedroom



Bathroom



Kitchen



Entryway



Entrance

## Floor Plans



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