

Galbraith Close, Aigburth, L17



For Sale - £180,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: Pending
- Ground Floor Apartment with Easy Access
- Contemporary Open-Plan Kitchen and Living Area
- Stylish Modern Shower Room
- Built-In Wardrobes in Both Bedrooms for Added Storage
- Spacious Lounge with Patio Doors Leading to the Outdoors
- Situated Close to Sefton Park for Green Space and Leisure
- Excellent Transport Links for Easy Commuting
- Communal Parking Area with One Allocated Space
- Only 20 Minutes' Walk to Otterspool Promenade, Ideal for Scenic Walks and Relaxation

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 57 square metres / 614 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £390 per quarter
- Parking: Visitors, Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic), Fridge/Freezer

Leasehold Details

- Tenure: Leasehold
- Original Lease Term: 999 year(s)
- Service Charge: £390 per quarter
- Ground Rent: Peppercorn

Description

For Sale: Ground Floor Flat in Galbraith Close, Aigburth, L17
Offered by Atlas Estate Agents

Situated in the highly sought-after area of Aigburth, this delightful ground-floor flat offers an exceptional blend of modern living and convenience. Located just moments from the serene Sefton Park, this property presents a wonderful opportunity for those seeking a stylish, well-proportioned home with easy access to local amenities and excellent transport links.

The accommodation is arranged over one floor, making it both practical and accessible. The flat boasts a contemporary open-plan kitchen and living area, perfect for entertaining or simply relaxing in style. The sleek, modern kitchen comes equipped with all the necessary appliances, seamlessly flowing into the spacious lounge which is bathed in natural light. Patio doors from the lounge open out onto a communal outdoor space, providing an ideal setting for enjoying the outdoors.

There are two well-sized bedrooms, both featuring built-in wardrobes that offer ample storage, ensuring a clutter-free living environment. A stylish, modern shower room completes the accommodation, with high-quality fixtures and fittings that exude contemporary elegance.

The property also benefits from a communal parking area, with one allocated parking space, adding to the convenience of this desirable home. The flat is ready for immediate occupation, making it an ideal choice for those looking to move in without delay.

Whether you're a first-time buyer, investor, or looking to downsize, this attractive flat provides the perfect balance of comfort, style, and location. Don't miss the chance to view this wonderful property – contact Atlas Estate Agents today to arrange a viewing.

Additional Images



Bedroom



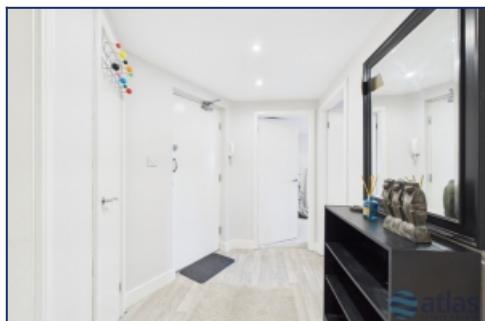
Entrance Hall



Front Elevation



Communal Stairway



Entrance Hall



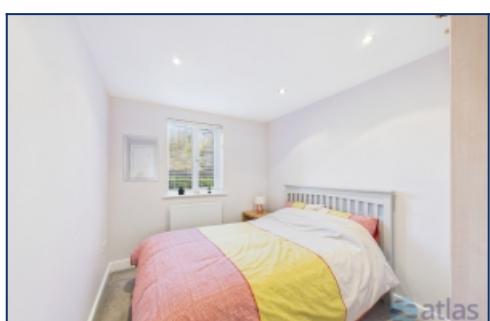
Lounge



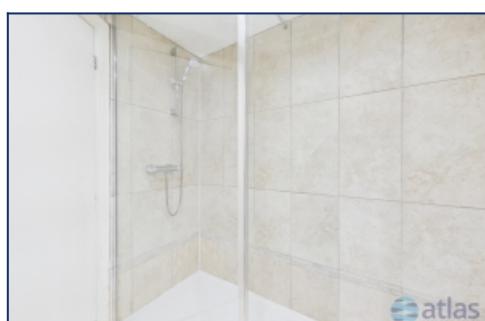
Kitchen



Bedroom



Bedroom



Bathroom

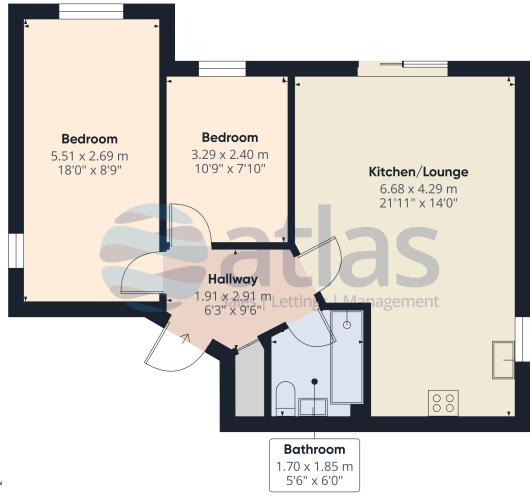


Rear Elevation



Car Park

Floor Plans



Approximate total area⁽¹⁾
57 m²
613 ft²

(1) Excluding balconies and terraces
Calculations are based on the BS1084MS
standard measurement system. This
floor plan is not to scale.
GIRAFFE 360

Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

W
S
E

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.