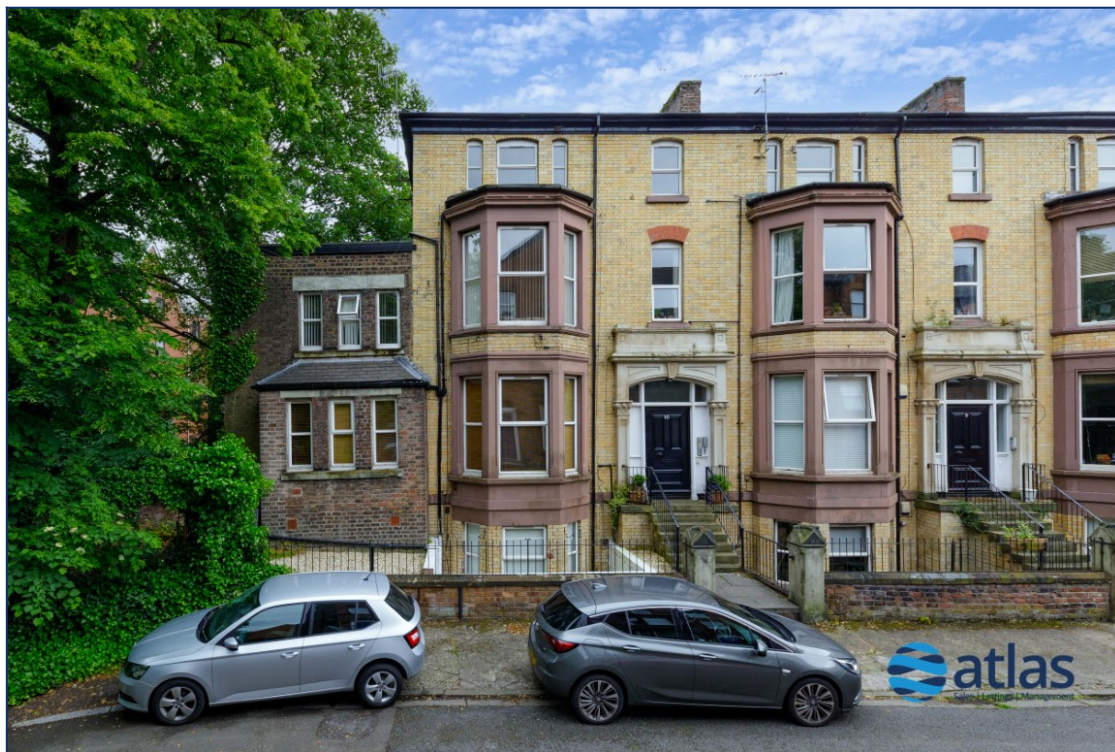


## Livingston Avenue, Aigburth, L17



**For Sale - £115,000**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: D58
- Second Floor Apartment
- Fully Available
- Close Proximity to Restaurants & Bars
- Near to Sefton Park
- Close to Lark Lane
- Sought After Location
- Ample on Street Car Parking
- Close to Local Amenities
- Served by Good Transport Links
- Early Viewing Advised

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 42 square metres / 449 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £833 per annum
- Ground Rent: £100 per annum
- Security: Intercom (Audio Only)
- Parking: On Street
- Appliances/White Goods: Electric Cooker

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/04/2004 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/03/2129 (approx)
- Lease Term Remaining: 103 year(s) (approx)
- Service Charge: £833 per annum
- Ground Rent: £100 per annum
- Leasehold Information: Subletting is permitted
- Pets are not allowed except with the permission of the Freeholder

### Description

**\*\*fully available\*\***A Second Floor Apartment near to Sefton Park & Lark Lane

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a

stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Aigburth is also home to outstanding schools and offers excellent road, rail and bus links to Liverpool city centre and beyond.

The property comprises; entrance hallway, living room, kitchen, one double bedroom and a family bathroom.

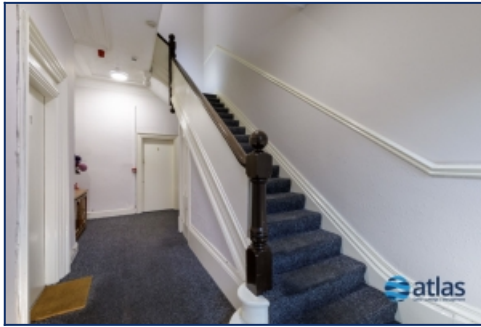
The apartment has been fully re-wired in 2022 and benefits from a current Domestic Electrical Installation Certificate.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

## Additional Images



Hallway



Communal Hallway



Front Entrance



Lounge / Diner



Lounge / Diner



Lounge / Diner



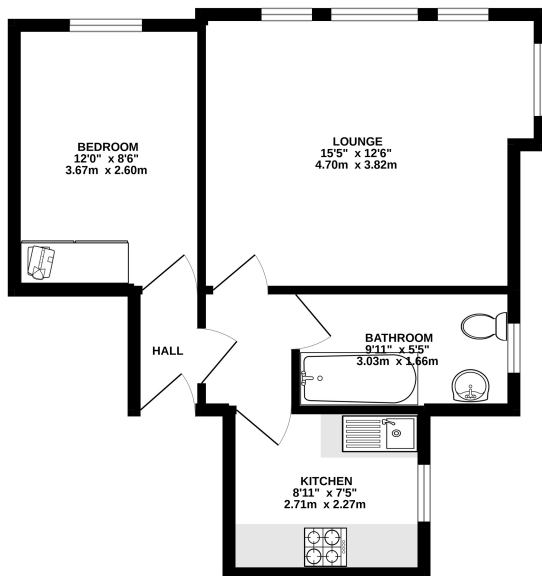
Lounge / Diner



Bedroom

## Floor Plans

GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 449 sq.ft. (41.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, appliances and equipment shown here are shown listed and no guarantee as to their operability or efficiency can be given.  
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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.