

## Bethel Grove, Aigburth, L17



**For Sale - £120,000**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: B83
- Well Presented One Bedroom Apartment
- Property Benefits from No Onward Chain
- Bright, Open Plan Living/Dining Area
- Separate Modern Fitted Kitchen with Appliances.
- Good Size Double Bedroom with Fitted Wardrobes
- Appealing White Bathroom Suite with Bath & Shower Enclosure
- Access to Communal Gardens
- Allocated Car Parking Space & Visitor Parking
- Located in a Popular Location, Close to the Amenities of Smithdown Road.
- 10 Minute Drive from City Centre - Excellent Transport Links

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 57 square metres / 614 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £1,000 per annum
- Parking: Visitors, Off Street, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2003 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3001 (approx)
- Lease Term Remaining: 976 year(s) (approx)
- Service Charge: £1,000 per annum
- Ground Rent: Peppercorn

### Description

Welcome to this charming one-bedroom apartment, brought to the market by Atlas Estate Agents, where the perfect blend of convenience, comfort, and contemporary living awaits you in the heart of Bethel Grove, Aigburth, L17.

Situated on the first floor, this immaculate property offers a stress-free lifestyle with the added bonus of no onward chain, allowing you to move in and

make it your own without delay. This is your opportunity to own a piece of this sought-after community with ease.

Step inside and be greeted by the light-filled and inviting open plan living and dining area. The spacious reception room is ideal for hosting friends and family, providing a versatile space for all your entertainment needs. With multiple windows, it's the perfect spot for relaxation, whether it's enjoying a cup of coffee in the morning sun or cosying up with a book in the evening.

The separate modern fitted kitchen with all the necessary appliances is a culinary enthusiast's dream. Prepare your favourite meals with ease and style while enjoying the seamless flow of the living space.

The property boasts a generously sized double bedroom with fitted wardrobes, ensuring you have ample storage for your personal belongings, creating an organized and clutter-free living space.

The bathroom is a tranquil oasis featuring an appealing white suite, complete with both a bath and shower enclosure. It's a space where you can unwind and refresh, ensuring a spa-like experience in the comfort of your own home.

This apartment also offers access to communal gardens, a serene escape for some fresh air and greenery right at your doorstep. Furthermore, the property includes an allocated car parking space and visitor parking, ensuring convenience for you and your guests.

Located in the highly sought-after Aigburth area, this apartment is just a stone's throw from the amenities of Smithdown Road, offering a diverse range of shopping, dining, and entertainment options. For those who love the buzz of city life, you'll be pleased to know that the city centre is only a 10-minute drive away, with excellent transport links making daily commutes a breeze.

Don't miss your chance to make this well-presented one-bedroom apartment your new home. Contact Atlas Estate Agents today to arrange a viewing and take the first step towards embracing a vibrant, convenient, and contemporary lifestyle in Bethel Grove.

### Additional Images



Double Bedroom



Communal Grounds



Living/Dining Area



Hallway

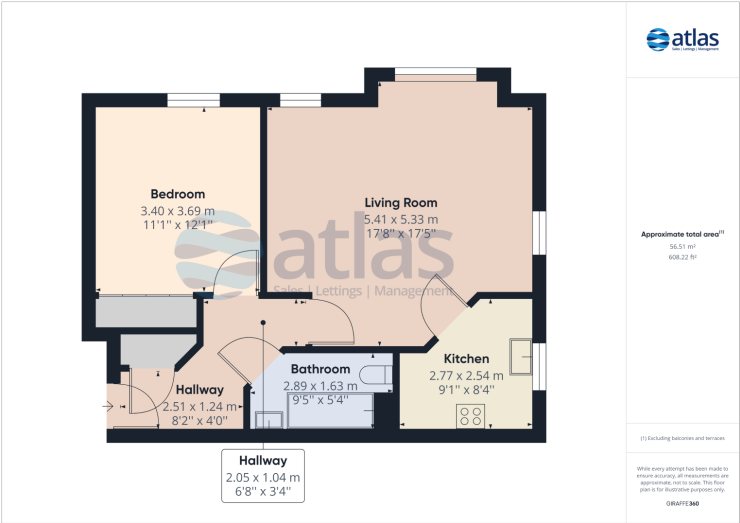


Communal Grounds



Parking Area To Front

### 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.