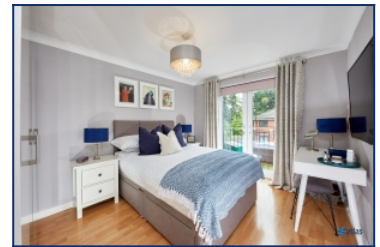


## Southwood Road, Aigburth, L17



**For Sale - £175,000**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: B
- Sought-after Aigburth L17 Location
- Inviting and Comfortable Lounge
- Stylishly Appointed Modern Kitchen
- Two Generously Sized Double Bedrooms
- Contemporary and Attractive Bathroom
- Handy Storage Cupboards Off the Hallway
- Allocated Off-street Parking Space
- Adjacent to St Michaels Train Station
- Conveniently Located Near Aigburth Road, Sefton Park, and Lark Lane
- No Onward Chain

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 484 square feet / 45 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £90 per calendar month
- Parking: Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Double Glazing

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2000 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/2998 (approx)
- Lease Term Remaining: 973 year(s) (approx)
- Service Charge: £90 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Each leaseholder has a share of the free hold (common hold)

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented two-bedroom apartment is located on the desirable Southwood Road, nestled in the heart of Aigburth, L17. Set on the first floor and arranged across a single level, this home offers an ideal blend of modern comfort and city convenience — and is offered with no onward chain, making it a perfect choice for a swift and stress-free purchase.

From the hallway, you'll find access to all rooms, including a bright and inviting reception room — perfect for both relaxing and entertaining. The modern



kitchen is thoughtfully designed with sleek, contemporary finishes, making it a practical and stylish space for everyday living.

Both bedrooms offer comfortable proportions and are filled with natural light, providing a peaceful retreat. The bathroom is equally impressive — smartly finished with contemporary fittings and a calming, neutral décor. Additional storage cupboards off the hallway provide that all-important extra space to keep things tidy and organised.

Externally, the property benefits from an allocated off-street parking space, a real asset in this highly sought-after area. With St Michaels Train Station just steps away, and the vibrant attractions of Aigburth Road, Sefton Park, and Lark Lane within easy reach, the location is as convenient as it is desirable.

This is a fantastic opportunity to secure a stylish and well-located apartment in one of Liverpool’s most beloved neighbourhoods — with no onward chain to delay your move.

Additional Images



Communal Garden



Lounge



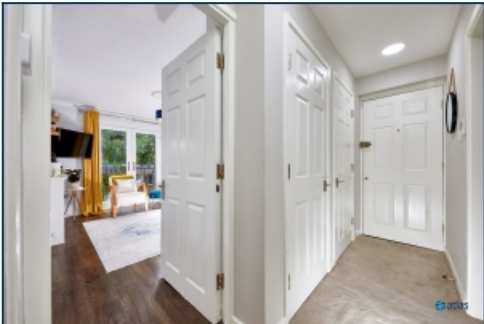
Lounge



Lounge



Kitchen



Hallway



Bedroom

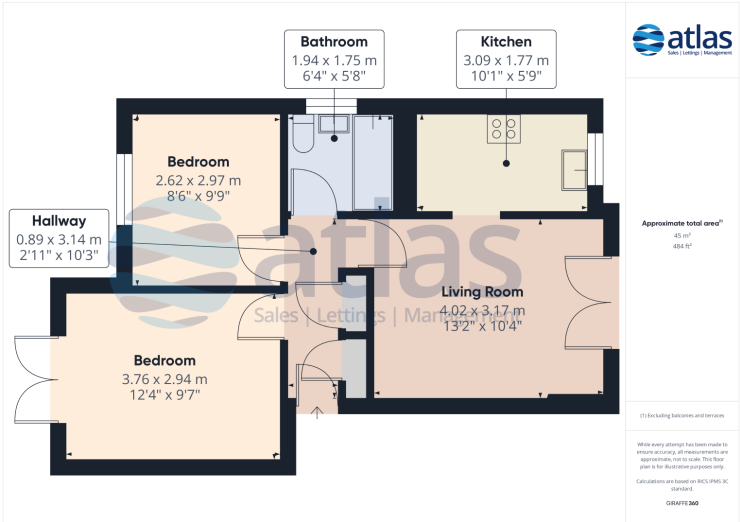


Communal Garden



St Michaels Train Station

Floor Plans



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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.