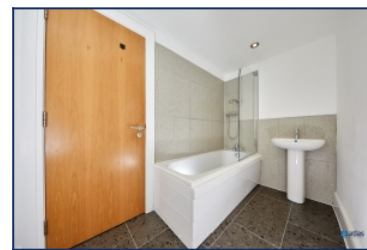
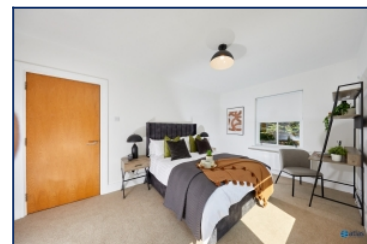


## Rutland Avenue, Sefton Park, Aigburth, L17



**For Sale - £180,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Offered with No Onward Chain
- Stylish Open-plan Living, Dining and Kitchen Area
- Contemporary Fitted Kitchen with Integrated Appliances
- Two Generously Sized Double Bedrooms
- Modern Bathroom with Bath and Overhead Shower
- Within Walking Distance of Sefton Park and Other Local Green Spaces
- Allocated Off-street Parking
- Excellent Public Transport Links Nearby
- Sought-after Aigburth L17 Location

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 675 square feet / 63 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £51 per calendar month
- Ground Rent: £50 per annum
- Parking: 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, Washer Dryer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 16/04/2012 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 15/04/3011 (approx)
- Lease Term Remaining: 985 year(s) (approx)
- Service Charge: £51 per calendar month
- Ground Rent: £50 per annum

### Description

Stylish First-Floor Apartment in the Heart of Aigburth, L17

Brought to the market by Atlas Estate Agents, this beautifully presented first-floor apartment offers modern living in one of Liverpool's most sought-after

postcodes - Rutland Avenue, Aigburth, L17.

Thoughtfully arranged across a single floor, the accommodation boasts a stylish open-plan living, dining and kitchen area - the true heart of the home - ideal for both relaxing and entertaining. The contemporary fitted kitchen comes complete with sleek cabinetry and integrated appliances, ensuring both form and function.

There are two generously sized double bedrooms, providing comfortable and versatile living spaces, while the modern bathroom is fitted with a bath and overhead shower - perfect for unwinding after a long day.

Offered with no onward chain, the property also benefits from allocated off-street parking - a rare and valuable feature in such a popular location.

Nestled just a short stroll from the lush greenery of Sefton Park and other local green spaces, and with excellent public transport links nearby, this apartment is ideally positioned for those seeking the perfect blend of urban convenience and natural surroundings.

Ideal for first-time buyers, single or dual income households, or downsizers alike, this is an excellent opportunity to secure a stylish home in the sought-after Aigburth area. Early viewing is highly recommended.

Additional Images



Lounge/Kitchen



Lounge/Kitchen



Lounge/Kitchen



Kitchen



Kitchen



Kitchen



Hallway

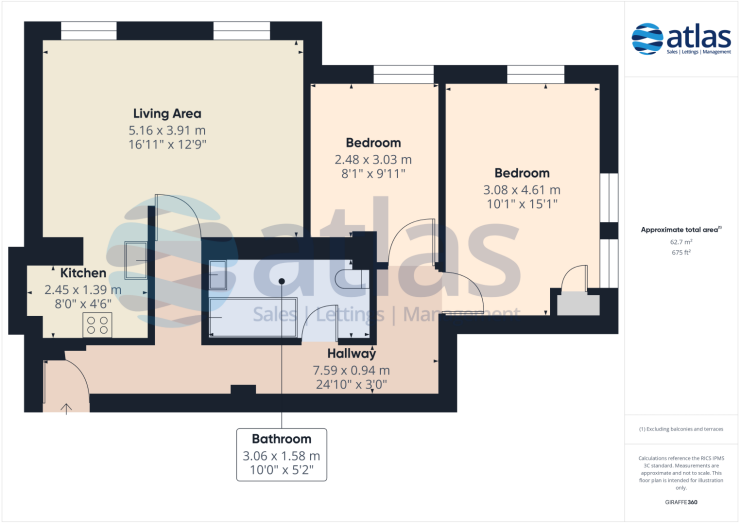


Bedroom



Bedroom

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.