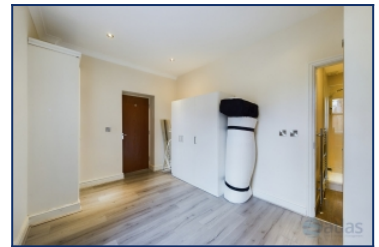


## Alexandra Drive, Aigburth, L17



**For Sale - £160,000 Offers Over**

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C72
- Current Rental Income of £11,400 Per Annum
- Gross Rental Return of 7.1%
- Modern, Recently Renovated Fitted Kitchen with Integrated Appliances
- Two Good Sized Bright and Airy Bedrooms
- Two Contemporary En-suite Bathrooms & Convenient Guest W.c
- Good Sized Central Reception Room
- Off Street Communal Parking
- Well Maintained Communal Gardens
- Perfect Investment with Immediate Returns on Your Initial Investment
- Current Tenancy in Place Until 20/02/26, Ensuring Secure Cash Flow from Day One

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 46 square metres / 495 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £900 per annum
- Ground Rent: £100 per annum
- Parking: On Street, Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/08/2001 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/07/3000 (approx)
- Lease Term Remaining: 975 year(s) (approx)
- Service Charge: £900 per annum
- Ground Rent: £100 per annum
- Leasehold Information: - Lease has restrictions on pets  
- No cladding

### Rental Information

- Current Rent: £950 per calendar month
- Gross Yield (Based on Current Rent): 7.1%
- Tenancy Start Date: 21/02/25

- Tenancy Fixed Term: 12 months

## Description

**\*\*Investors only\*\*** **\*\*Gross Rental Return of 7.1%\*\*** **\*\*Current Rental Income, £11,400\*\*** **\*\*The current tenancy is secured until 20/02/26, guaranteeing steady cash flow from the outset.\***

Atlas Estate Agents proudly present this exceptional first-floor two bedroom BTL investment property, situated in the heart of the highly sought-after Alexandra Drive, Aigburth, L17.

Nestled within a stunning period building, this residence exudes character and charm while offering the finest in modern living. The apartment has been thoughtfully renovated to a high standard, featuring a contemporary fitted kitchen, complete with integrated appliances, perfect for culinary enthusiasts.

The accommodation is cleverly arranged over one floor, offering a seamless flow between the spacious central reception room and the two bright and airy bedrooms. Both bedrooms are of generous size, each boasting a stylish en-suite bathroom, ensuring privacy and convenience. An additional guest WC further enhances the practicality of this beautiful home.

Outside, residents will appreciate the well-maintained communal gardens, ideal for a tranquil retreat, as well as the convenience of off-street communal parking. With no onward chain, this property is a perfect investment with immediate returns on your initial investment.

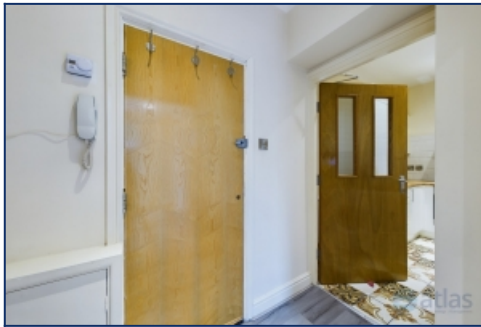
Located in the desirable L17 area of Aigburth, this apartment is just a short stroll away from the vibrant Lark Lane, the serene Sefton and Princes Parks, and the excellent transport links at St Michaels Station. Renowned schools and local amenities are within easy reach, making this an ideal setting for families and professionals alike.

This is an unmissable opportunity to secure a modern, move-in ready apartment in one of Liverpool's most desirable locations.

## Additional Images



Lounge



Entrance



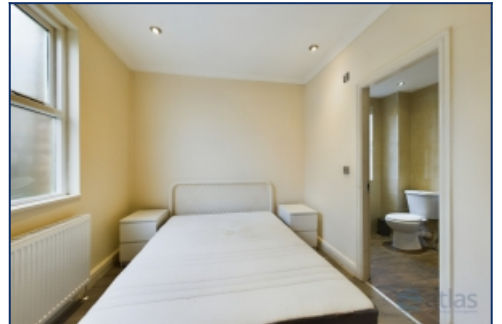
Kitchen



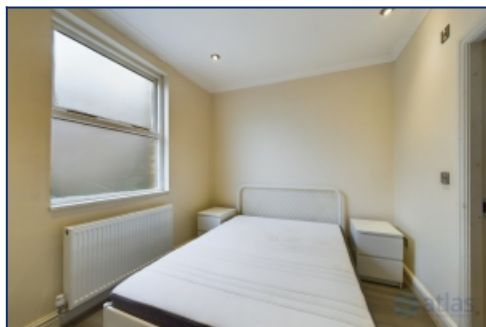
Entrance/Hallway/W.c



W.c



Bedroom One



Bedroom One



En-suite Bathroom



Bedroom Two



En-suite

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.