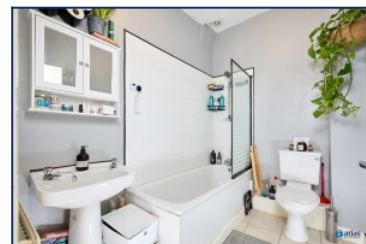


## Livingston Avenue, Aigburth, L17



**For Sale - £180,000**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Offered with No Onward Chain
- Bright Lounge Area
- Contemporary Kitchen with Integrated Appliances
- Two Generous Double Bedrooms
- Modern Bathroom with Bath and Overhead Shower
- Audio Intercom System for Secure Access
- Allocated Parking and Additional Off-street Parking
- Double Glazing and Gas Central Heating
- Minutes to Lark Lane, Aigburth Road & Sefton Park
- Close to Excellent Transport Links, Including St. Michael's Station

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 674 square feet / 63 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £137 per calendar month
- Ground Rent: £200 per annum
- Security: Intercom (Audio Only)
- Parking: On Street, Off Street, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 07/04/2004 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 06/04/2129 (approx)
- Lease Term Remaining: 103 year(s) (approx)
- Service Charge: £137 per calendar month
- Ground Rent: £200 per annum

### Description

Offered for Sale by Atlas Estate Agents

Nestled on the sought-after Livingston Avenue in Aigburth, L17, this charming apartment presents an exceptional opportunity for first-time buyers, downsizers, or investors alike. Boasting a prime location just moments from the vibrant Lark Lane, the bustling Aigburth Road, and the tranquil beauty of

Sefton Park, this property promises the best of Liverpool living.

Arranged over a single floor, the accommodation offers a bright and spacious lounge area, perfect for relaxing or entertaining guests. The contemporary kitchen is a true highlight, complete with sleek integrated appliances and ample storage, catering to all your culinary needs.

The apartment features two generous double bedrooms, each bathed in natural light, and a stylishly modern bathroom equipped with a bath and overhead shower for ultimate convenience.

Secure and practical, the property benefits from an audio intercom system, double glazing, and efficient gas central heating. It also boasts allocated parking, complemented by additional off-street spaces for visitors.

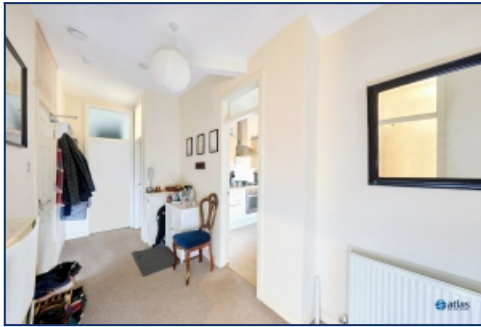
With no onward chain, this home is ready to welcome its new owners. Its excellent transport links, including St. Michael's Station, make commuting effortless, while the nearby amenities of Aigburth ensure you're always close to everything you need.

Don't miss this fantastic opportunity—contact Atlas Estate Agents today to arrange your viewing.

## Additional Images



Kitchen



Hallway



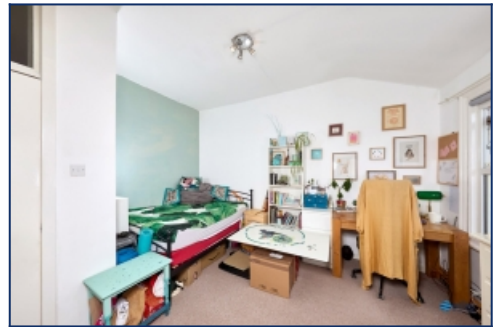
Lounge



Kitchen



Bedroom One



Bedroom Two



Bedroom Two



External

## Floor Plans

