

Pelham Grove, Aigburth, L17



For Sale - £240,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Brand-New Carpets Fitted Throughout, Creating a Fresh and Welcoming Feel Across the Home.
- Generously Proportioned Reception Room with a Striking Tall Window That Floods the Living Space with an Abundance of Natural Light.
- Two Spacious and Comfortable Double Bedrooms, Both Benefiting from Fitted Wardrobes for Excellent Storage.
- Contemporary Fitted Kitchen with Integrated Appliances, Including a Fridge, Freezer and Washing Machine.
- Stylish Walk-In Shower Room Featuring a Luxurious Rainfall Shower System.
- No Onward Chain, Allowing for a Smooth Purchase and Immediate Availability.
- Ideally Situated Close to Sefton Park and the Vibrant Lark Lane, Offering an Excellent Selection of Cafés, Restaurants and Local Amenities.
- Fencing Installed on Property Grounds for Privacy

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Floor Space: 80 square metres / 864 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £166.67 per month
- Ground Rent: £250 per year
- Security: Intercom (Audio Only)
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic), Fridge, Freezer, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2009 (approx)
- Original Lease Term: 945 year(s)
- Lease Expiry Date: 31/12/2953 (approx)
- Lease Term Remaining: 927 year(s) (approx)
- Service Charge: £500 per quarter
- Ground Rent: £250 per annum
- Leasehold Information: No pets allowed. Service charge expected to reduce in 2027.

Description

Atlas Estate Agents are delighted to bring to the market this charming two-bedroom apartment, situated on the sought-after Pelham Grove in the heart of

Aigburth, L17. Offered for sale with no onward chain, this attractive home presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-appointed property in one of Liverpool's most desirable neighbourhoods.

Occupying the ground floor and arranged over two thoughtfully designed levels, the accommodation combines character, comfort, and practicality. Upon entering, you are welcomed by a bright and generously proportioned reception room, where a striking tall window draws in an abundance of natural light, creating a wonderfully airy and inviting atmosphere. Brand-new carpets fitted throughout further enhance the sense of warmth and freshness, ensuring the property is ready to enjoy from day one.

The contemporary fitted kitchen has been designed with modern living in mind and comes complete with integrated appliances, including a fridge, freezer, and washing machine, providing both style and convenience. The accommodation is complemented by two spacious double bedrooms, each benefiting from fitted wardrobes that offer excellent storage solutions while maintaining a clean and uncluttered feel.

The stylish shower room has been finished to a high standard and features a luxurious walk-in rainfall shower, creating the perfect space to unwind and refresh.

Perfectly positioned just moments from the expansive green spaces of Sefton Park and the vibrant atmosphere of Lark Lane, residents can enjoy an outstanding selection of independent cafés, restaurants, bars, and local amenities right on their doorstep. With immediate availability and no onward chain, this delightful apartment offers a seamless move into one of South Liverpool's most popular locations.

Additional Images



Reception Room



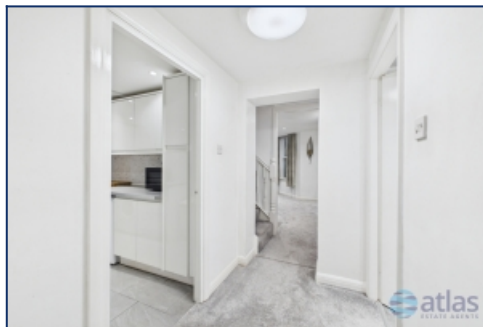
Reception Room



Reception Room



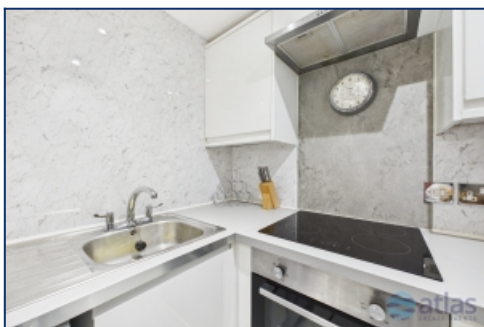
Reception Room



Landing



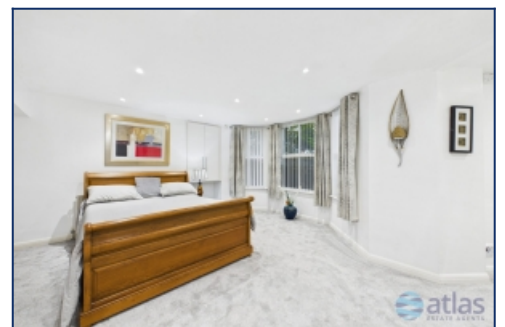
Kitchen



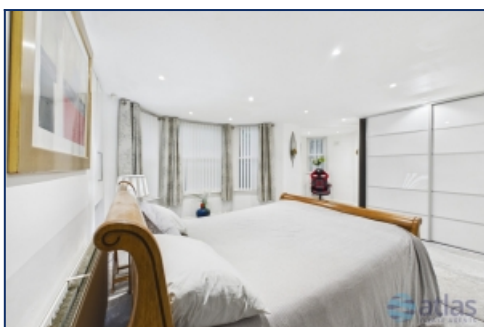
Kitchen



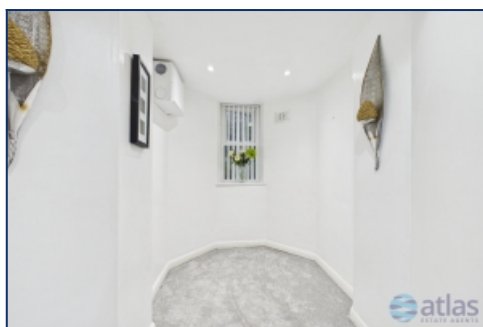
Kitchen



Bedroom One



Bedroom One



Bedroom One



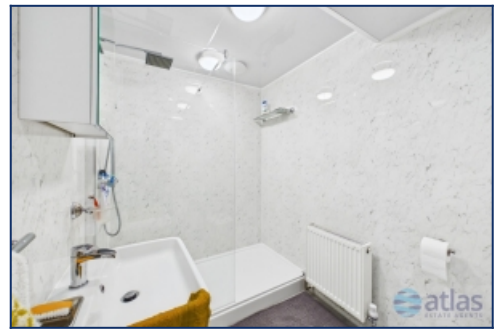
Bedroom Two



Bedroom Two



Bedroom Two



Bathroom



Bathroom



Entrance To Apartment

Floor Plans



Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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.