

Aigburth Drive, Aigburth, L17



For Sale - £270,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Duplex Apartment
- EPC Rating: C
- Offered with No Onward Chain, This Gorgeously Presented Duplex Apartment Spans Two Floors in an Envidable Location Overlooking Sefton Park.
- Welcoming and Beautifully Presented Entrance Hallway Providing Access to the Principal Rooms and Staircase to the Upper Floor.
- Exceptionally Spacious Living and Dining Room Featuring Floor-To-Ceiling Windows That Flood the Space with Natural Light and Lead Through to the Kitchen.
- Contemporary Separate Kitchen Finished in a Modern Style with Ample Storage and Workspace.
- Generously Sized Ground-Floor Bedroom Offering Excellent Proportions and an Abundance of Natural Light.
- Stylish and Modern Family Bathroom Fitted with Contemporary Fixtures and Finishes.
- First-Floor Landing Area Benefitting from Useful Storage Space and Leading to the Second Substantial Double Bedroom with Additional Storage.
- The Property Further Benefits from Communal Parking and Is Situated Within a Highly Sought-After and Popular Location.

Description

Brought to the market by Atlas Estate Agents, this beautifully presented duplex apartment is set within the highly sought-after Aigburth Drive in L17, enjoying an enviable position overlooking Sefton Park.

Offered with no onward chain, the property is arranged over two floors and begins with a welcoming entrance hallway that sets the tone for the spacious

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 2
- Floor Space: 91 square metres / 981 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £129.00 per month
- Ground Rent: Peppercorn
- Parking: Communal
- Outside Space: Communal Gardens
- Heating/Energy: Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2009 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 31/12/2258 (approx)
- Lease Term Remaining: 232 year(s) (approx)
- Service Charge: £129 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Short term (ie. AirBnB) not permitted.

accommodation, providing access to the principal rooms and a staircase rising to the upper level.

The impressive reception room is a true highlight, offering generous proportions with dedicated living and dining space, enhanced by floor-to-ceiling windows that flood the room with natural light and create a seamless flow through to the contemporary separate kitchen, finished to a modern standard with ample storage and workspace.

On the ground floor, there is a well-proportioned double bedroom, beautifully bright and versatile in use, served by a stylish family bathroom fitted with contemporary fixtures and finishes.

To the first floor, a spacious landing with useful storage leads to the second substantial double bedroom, also benefitting from additional storage and a peaceful, elevated feel.

Further advantages include communal parking and an exceptional location within one of Aigburth's most desirable residential settings, perfectly positioned for Sefton Park and local amenities.

Additional Images



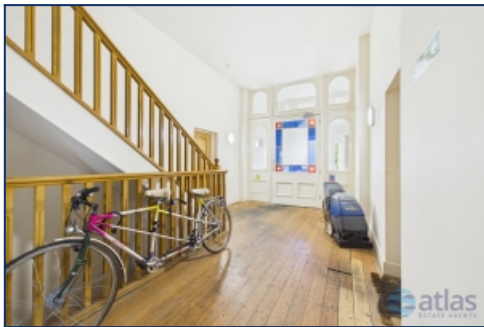
Bedroom Two



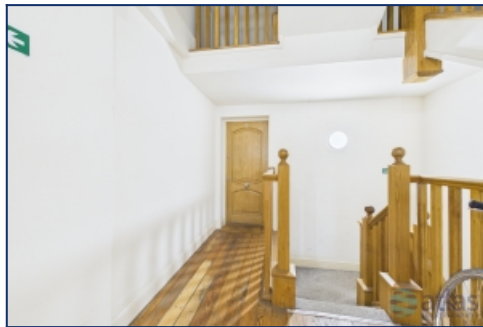
Bathroom



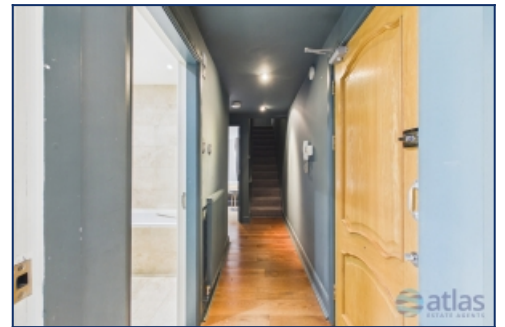
Front Elevation Of Building



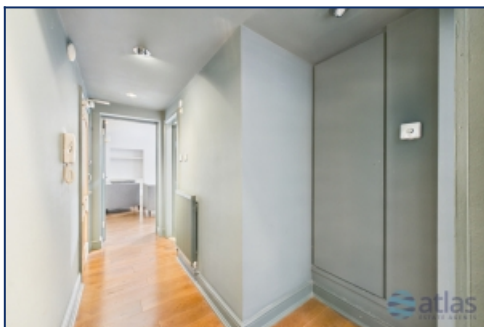
Communal Area



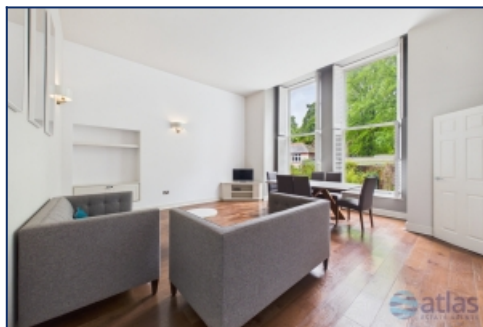
Communal Area



Entrance Hallway



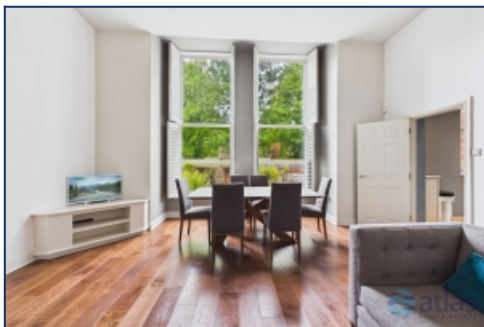
Living/Dining Space



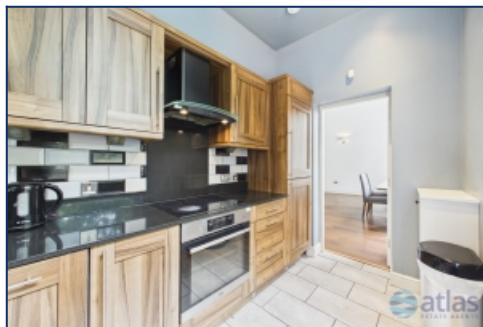
Living Space



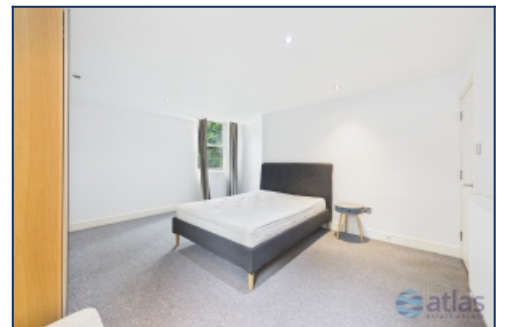
Dining Space



Kitchen

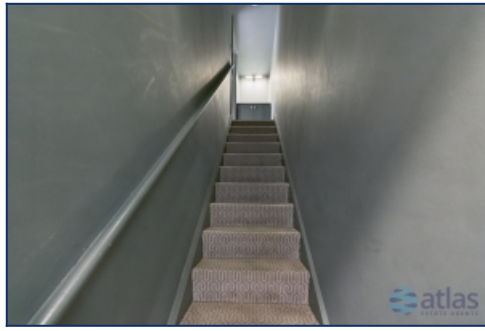


Bedroom One





Bedroom One



Stairwell



Bedroom Two

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.