

Ullet Road, Aigburth, L17



For Sale - £160,000 Offers in Excess of

Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Highly Sought-After L17 Location - Close to a Wealth of Amenities
- Extremely Well Presented Top Floor Apartment
- Mezzanine Level Currently Used as an Office
- Close to Local Green Spaces Including Sefton Park and Princes Park
- Abundance of Character Features Throughout
- Open-Plan Kitchen and Living Area
- Contemporary Fitted Kitchen
- Double Bedroom with Juliette Balcony
- Allocated Parking Space
- Attractive Sash Windows

Further Details

- Tenure: Leasehold
- Floor: 3 (no lift)
- No. of Floors: 2
- Floor Space: 631 square feet / 59 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £1,500 per annum
- Security: Intercom (Audio Only)
- Parking: Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Gas Hob, Fridge/Freezer

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 05/03/1999 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 04/03/2998 (approx)
- Lease Term Remaining: 971 year(s) (approx)
- Service Charge: £1,500 per annum
- Ground Rent: Peppercorn
- Leasehold Information: The property is leasehold with a nominal ground rent of one peppercorn per annum, which is fixed and not collected. The leaseholder holds a share of the freehold through Sydenham Mews Management Company Ltd, which owns the freehold.

Proposed or ongoing works include external redecoration and internal carpet renewal. Restrictions apply to pet ownership. Long-

term letting is permitted with agreement, while short-term lets are allowed only under Assured Shorthold Tenancies—holiday lets and Airbnb are not permitted.

Description

Tucked away in the heart of Aigburth's coveted L17 postcode, this charming apartment on Ullet Road is brought to the market by Atlas Estate Agents. Occupying the third floor of an attractive period building, this beautifully presented home is brimming with character features, from its elegant sash windows to its inviting, light-filled interiors.

Set over two floors, the accommodation has been thoughtfully designed to blend style with functionality. The open-plan kitchen and living area creates a welcoming social hub, with a contemporary fitted kitchen seamlessly integrated into the space. A striking mezzanine level, currently used as an office, offers a versatile retreat - perfect for working from home or as an additional relaxation area.

The spacious double bedroom boasts a Juliette balcony, allowing you to enjoy the fresh air and leafy surroundings, while the well-appointed bathroom provides a sleek and comfortable finish. Outside, an allocated parking space adds everyday convenience.

Perfectly positioned within walking distance of the green expanses of Sefton Park and Princes Park, as well as the wealth of local amenities, cafes, and transport links that make L17 so desirable, this apartment offers the best of city living with a touch of tranquillity. Whether you're seeking your first home, a stylish pied-à-terre, or a sound investment, this unique property is not to be missed.

Additional Images



View



Hallway



Living Area



Living Area



Living Area



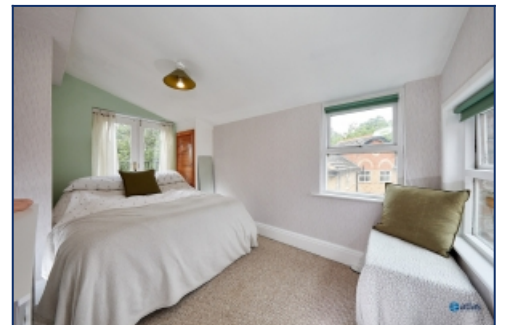
Living Area



Kitchen



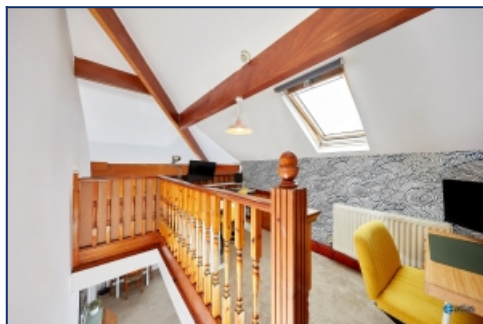
Kitchen



Bedroom



Office



Office

Floor Plans



Approximate total area*

58.7 m²
631 ft²

Reduced headroom

0.2 m²
0 ft²

(*) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the BCS 1993
©. All stated measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GRAFFIAG

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.