# Mossley Hill Drive, Aigburth, L17









# For Sale - £365,000 Offers Over

## Key Features

- 3 Bedroom 2 Bathroom Duplex Apartment
- EPC Rating: D
- Stunning Top-Floor Duplex Apartment in the Highly Sought-After L17 Area
- Contemporary Fitted Kitchen with Integrated Appliances
- Three Private Balconies
- Two Stylish Bathrooms, Including an En-Suite to the Main Bedroom
- Three Bedrooms, One Currently Used as a Dressing Room
- Air Conditioning in the Main Bedroom
- Secure Underfloor Parking
- Convenient Walking Distance to Aigburth Road and Lark Lane
- Close Proximity to Sefton Park

## Further Details

- Tenure: Leasehold
- Floor: 3 (with lift access)
- No. of Floors: 2
- Floor Space: 1,258 square feet / 117 square metres
- Council Tax Band: F
- Local Authority: Liverpool City Council
- Service Charge: £233.29 per month
- Ground Rent: £150 per year
- Security: Intercom (Audio Only), Intercom (Video)
- Parking: Gated, Communal, Allocated
- No. of Parking Spaces: 1
- Outside Space: Back Garden
- Heating/Energy: Electric Heating, Double Glazing, Air Conditioning
- Appliances/White Goods: Oven (Electric), Microwave, Dishwasher

## Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/07/2000 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 30/06/2125 (approx)
- Lease Term Remaining: 98 year(s) (approx)
- Service Charge: £2,800 per annum
- Ground Rent: £150 per annum

## Description

Brought to the market by Atlas Estate Agents, this stunning top-floor duplex apartment offers an exceptional blend of contemporary style and sophisticated living in the highly sought-after L17 area.

Arranged over two floors on the third floor, the accommodation comprises a welcoming reception room, a contemporary fitted kitchen with integrated appliances, and three generously sized bedrooms, one of which is currently utilised as a dressing room. The main bedroom benefits from air conditioning and an en-suite bathroom, complemented by a second stylish family bathroom.

Three private balconies provide enviable outdoor space, perfect for relaxing or entertaining while enjoying the leafy surroundings. Additional features include secure underfloor parking, offering both convenience and peace of mind.

Ideally situated within walking distance of Aigburth Road and the vibrant Lark Lane, the property also enjoys close proximity to the beautiful expanse of Sefton Park, making it a perfect choice for those seeking both city convenience and green tranquillity.

This exceptional duplex apartment represents a rare opportunity to acquire a luxurious home in one of Liverpool's most desirable locations.

## Additional Images


Hallway


Hallway

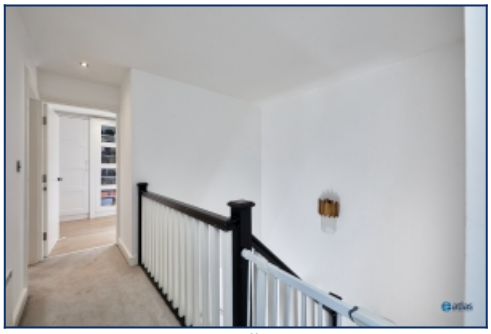

Lounge


Lounge


Kitchen


Kitchen/Dining Area


Downstairs Bathroom


Landing


Bedroom One


Balcony


Bedroom Two


Bedroom Three



External

## Floor Plans




Tel: 0151 433 2598
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.