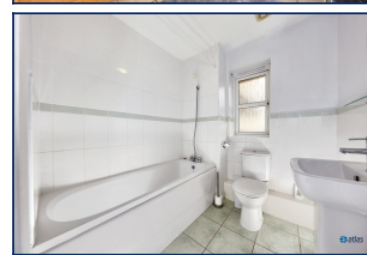


## Lentworth Court, Riversdale Road, Aigburth, L17



**For Sale - £175,000 Offers Over**

### Key Features

- 3 Bedroom 2 Bathroom Flat
- EPC Rating: C
- No Onward Chain
- Lounge with Dining Area
- Fitted Kitchen
- Three Well-Proportioned Double Bedrooms
- Bathroom with Bath and Overhead Shower
- Allocated Off-Street Parking
- Fully Double Glazed with Gas Central Heating
- Desirable L17 Location
- Conveniently Located Near Aigburth Station
- Short Walk to Otterspool Promenade

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 735 square feet / 68 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £131 per calendar month
- Ground Rent: £224 per annum
- Security: Intercom (Audio Only)
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2004 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 31/12/2153 (approx)
- Lease Term Remaining: 128 year(s) (approx)
- Service Charge: £131 per calendar month
- Ground Rent: £224 per annum

### Description

Brought to the market by Atlas Estate Agents, this spacious and well-presented flat is perfectly positioned in the ever-popular Lentworth Court development, nestled in the heart of Aigburth, L17. Offering a rare combination of generous living space, modern convenience and a highly sought-after location, this second-floor residence is ideal for families, professionals or savvy investors alike.

Set over one well-designed floor, the accommodation comprises a bright and welcoming lounge with dining area—perfect for both everyday living and entertaining. The separate, fully fitted kitchen is practical, offering ample storage and worktop space.

There are three well-proportioned double bedrooms, providing flexible options for restful retreats, home offices or guest accommodation. The property benefits from two bathrooms, including a main family bathroom with bath and overhead shower, ensuring convenience for all occupants.

Further features include full double glazing, gas central heating and the added bonus of allocated off-street parking. With no onward chain, this home is ready for its next chapter.

Set in the desirable L17 postcode, Lentworth Court is just a stone's throw from Aigburth Station, making commuting a breeze. Residents will also enjoy being within walking distance of the picturesque Otterspool Promenade, perfect for weekend strolls along the River Mersey.

Early viewing is highly recommended—this gem won't stay on the market for long.

## Additional Images



Apartment Entrance



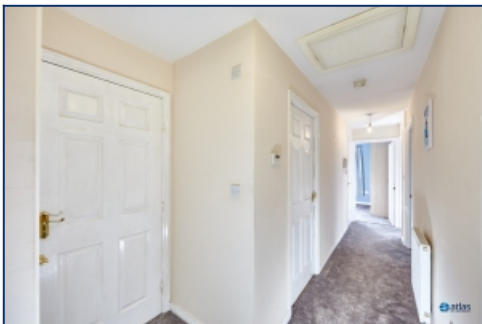
Lounge



Lounge



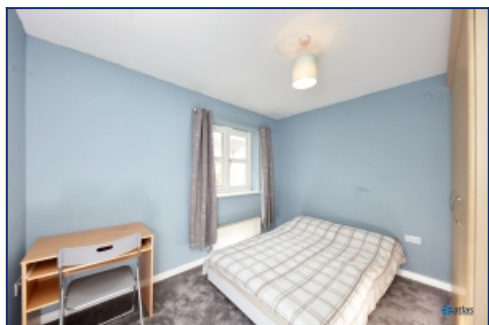
Dining/Living Area



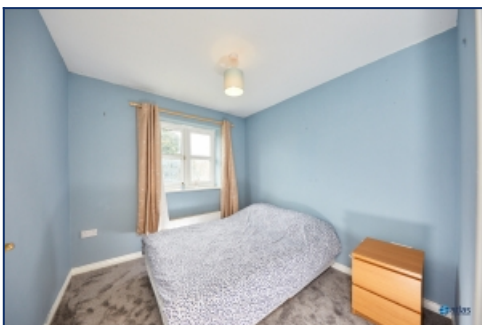
Hallway



En-suite



Bedroom



Bedroom

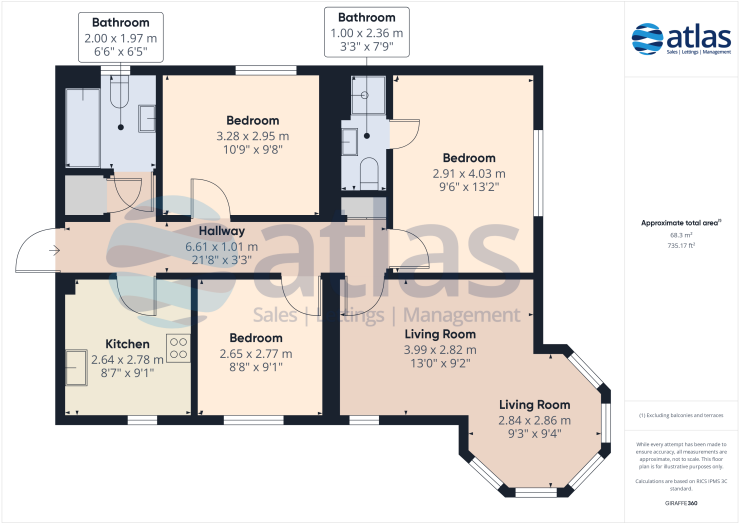


External



Car Parking

## 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.