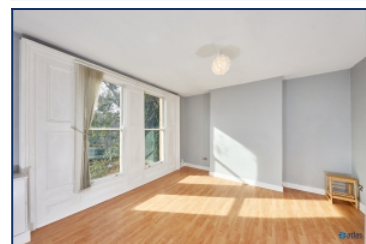
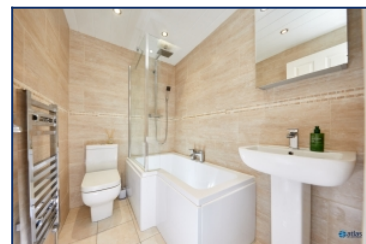


Mannering Road, Aigburth, L17



For Sale - £150,000

Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain
- Bright and Airy Interiors with Ample Natural Light
- Spacious Lounge Featuring Large Windows
- Stylish and Contemporary Kitchen
- Generously Sized Double Bedroom
- Sleek and Modern Bathroom with High-Quality Finishes
- Superb Amenities Within Walking Distance of Aigburth Road, Lark Lane, and Sefton Park
- Prime Aigburth L17 Location in a Highly Desirable Neighbourhood
- Conveniently Close to St Michaels Train Station
- Just a 10-Minute Drive to the City Centre

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 52 square metres / 560 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £1,849 per annum
- Ground Rent: £250 per annum
- Security: Intercom (Audio Only)
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 22/12/2009 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 21/12/3008 (approx)
- Lease Term Remaining: 983 year(s) (approx)
- Service Charge: £1,849 per annum
- Ground Rent: £250 per annum

Description

Elegant First-Floor Apartment in the Heart of Aigburth

Atlas Estate Agents are delighted to present this charming one-bedroom apartment, ideally located on Mannering Road, Aigburth, L17. Boasting bright and airy interiors, this superb first-floor home offers a seamless blend of style and comfort, perfect for first-time buyers, professionals, or investors alike.

Step inside to discover a spacious lounge, bathed in natural light from large windows that create an inviting and relaxing atmosphere. The stylish and

contemporary kitchen is thoughtfully designed and benefits from a recently replaced fridge freezer (just two years old). The generously sized double bedroom provides a peaceful retreat, while the sleek and modern bathroom showcases high-quality fixtures for a touch of luxury.

Further enhancing the appeal, the property benefits from a recently installed boiler (only two years old) and a digital thermostat—ensuring comfort and energy efficiency throughout the year.

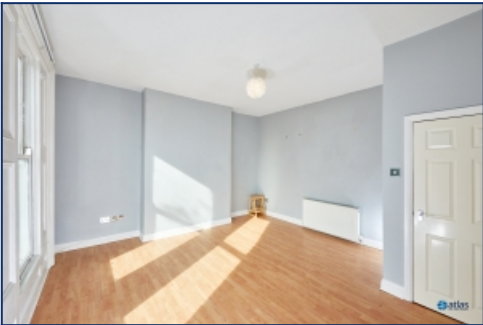
With no onward chain, this fantastic apartment is ready for its new owner to move straight in. Positioned in a highly desirable Aigburth location, you'll find a wealth of amenities just a short stroll away, including the vibrant cafés and bars of Lark Lane, the picturesque beauty of Sefton Park, and the convenience of Aigburth Road's shops and transport links. St Michaels train station is within easy reach, providing quick access to Liverpool city centre, just a 10-minute drive away.

Don't miss out on this exceptional opportunity—schedule a viewing today!

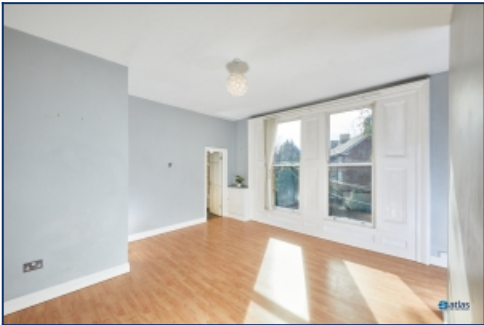
Additional Images



Hallway



Lounge



Lounge



Kitchen



Kitchen



Bedroom



Communal Gardens

Floor Plans



Tel: 0151 727 2469
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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.