

## Rutland Avenue, Sefton Park, L17



## For Sale - £170,000 Offers in Excess of

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Attractive Fitted Kitchen Featuring Contemporary Finishes
- Beautifully Spacious, Bright and Inviting Living/Sitting Room
- Double-Glazed Throughout
- Just a 3-Minute Drive to Sefton Park
- Ideally Located Near Beautiful Parks and Excellent Schools
- Modern One-Bedroom Apartment

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 54 square metres / 577 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Service Charge: None
- Ground Rent: Peppercorn

### Description

Brought to the market by Atlas Estate Agents, this modern one-bedroom apartment offers an exceptional opportunity for first-time buyers and investors alike. Tucked away on Rutland Avenue in the ever-desirable Sefton Park, L17, the property is arranged across a single, well-designed floor and enjoys a peaceful position on the second floor, with the added advantage of no onward chain.

Inside, the apartment reveals an attractive fitted kitchen with contemporary finishes, perfectly complementing the bright and beautifully presented interior. The spacious reception room is a true highlight—flooded with natural light, inviting and versatile, it provides an ideal setting for relaxing or entertaining. The double bedroom is well-proportioned and restful, while the modern bathroom is finished to a high standard.

Fully double-glazed throughout and thoughtfully laid out, this charming home combines comfort with convenience. Just a 3-minute drive from the stunning Sefton Park and within easy reach of excellent schools, leafy green spaces and local amenities, it enjoys one of the area's most sought-after locations.

A superb opportunity to secure a stylish and well-located apartment in a quintessentially Liverpool setting.

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