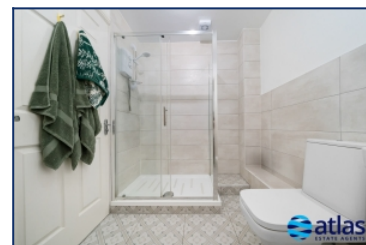


The Spinnakers, Aigburth, L19



For Sale - £170,000 Offers Over

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- Beautifully Maintained Communal Gardens
- Modern Fitted Kitchen with Integrated Appliances and Breakfast Bar
- Cosy Lounge with Direct Access to the Kitchen
- Two Well-Appointed Bedrooms, One Currently Used as a Dressing Room
- Stylish Shower Room with Contemporary Fittings
- Double Glazing Throughout with Efficient Electric Heating
- Allocated Parking Space Plus Additional Visitor Parking
- Highly Sought-After Aigburth Location, L19
- Ground Level Apartment That Is Easily Accessible.
- One of the Biggest Apartments on the Block.

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 55 square metres / 588 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £112.50 per month
- Ground Rent: Peppercorn
- Parking: Visitors, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Double Oven (Electric), Hob (Ceramic), Fridge/Freezer, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/12/1999 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 30/11/2998 (approx)
- Lease Term Remaining: 972 year(s) (approx)
- Service Charge: £1,350 per annum
- Ground Rent: Peppercorn
- Leasehold Information: On request pets are allowed.

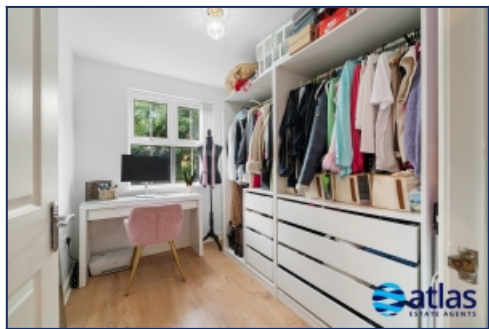
Description

Brought to the market by Atlas Estate Agents, this well-presented ground floor apartment at The Spinnakers, Aigburth, offers stylish and comfortable living in a highly sought-after L19 location. Arranged over one convenient level, the property features a modern fitted kitchen with integrated appliances and breakfast bar, flowing seamlessly into a cosy lounge, creating an inviting space for everyday living and entertaining. It was fully refurbished 3 years ago.

There are two well-appointed bedrooms, with one currently enjoyed as a dressing room, alongside a stylish shower room with contemporary fittings. Double glazing and efficient electric heating provide year-round comfort, while a lift offers added convenience.

Externally, beautifully maintained communal gardens create an attractive setting, complemented by an allocated parking space and additional visitor parking. Ideally positioned in Aigburth, this appealing apartment combines low-maintenance living with excellent presentation and a desirable location.

Additional Images



Bedroom Two



Hallway



Kitchen



Kitchen



Lounge



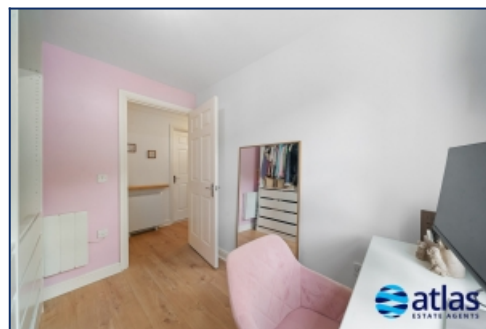
Lounge



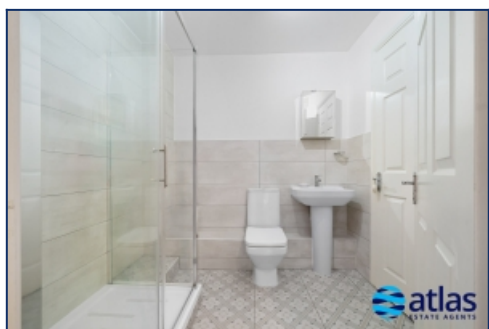
Kitchen/Lounge



Bedroom One



Bedroom Two



Shower Room



Apartment Building



Entrance To Building



Allocated Parking

Floor Plans



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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.