

## Ullet Road, Sefton Park, L17



**For Sale - £150,000 Offers in Excess of**

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: D
- Offered with No Onward Chain
- Generously Sized Fitted Kitchen
- Bright and Spacious Living Area
- Two Double Bedrooms, Including One with En-suite Shower Room
- Contemporary and Well-proportioned Bathroom
- Located on the Top Floor
- Allocated Off-street Parking Space
- Sought-after L17 Location
- Within Walking Distance of Sefton Park
- Convenient Access to Excellent Transport Links

### Further Details

- Tenure: Leasehold
- Floor: 3 (no lift)
- No. of Floors: 1
- Floor Space: 935 square feet / 87 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £3,124 per annum
- Ground Rent: £25 per annum
- Parking: Allocated
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic), Fridge/Freezer, Washing Machine, Tumble Dryer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 24/11/1995 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 23/11/2120 (approx)
- Lease Term Remaining: 95 year(s) (approx)
- Service Charge: £3,124 per annum
- Ground Rent: £25 per annum

### Description

\*Cash buyers only\*

Stylish Top-Floor Apartment in Sought-After Sefton Park Location

Brought to the market by Atlas Estate Agents, this well-presented two-bedroom apartment is set on the top floor of an attractive period conversion on Ullet



Road, L17. Enjoying an enviable position within walking distance of Sefton Park, this spacious home is offered with no onward chain and benefits from an allocated off-street parking space.

Arranged across one floor, the accommodation comprises a welcoming hallway leading to a bright and spacious living area, perfect for both relaxing and entertaining. The generously sized fitted kitchen offers ample storage and worktop space, ideal for everyday use and hosting.

There are two double bedrooms, including a principal with a sleek en-suite shower room, while a contemporary main bathroom serves the rest of the apartment.

Further highlights include gas central heating, secure communal entry, and a quiet top-floor setting that adds a sense of privacy. With excellent transport links and the cafés, restaurants and shops of Lark Lane close by, this is a fantastic opportunity to purchase a stylish home in one of Liverpool's most sought-after locations.

Early viewing is highly recommended.

## Additional Images



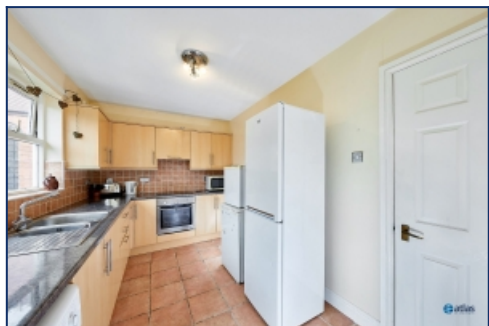
Hallway



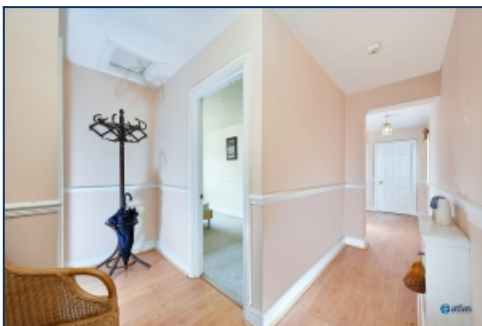
Lounge



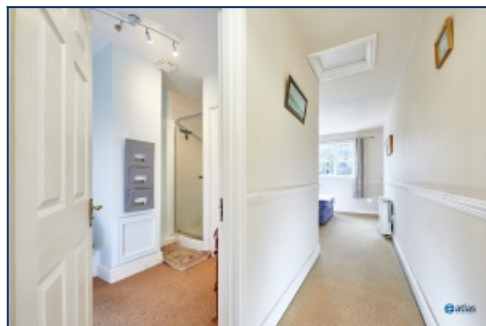
Lounge



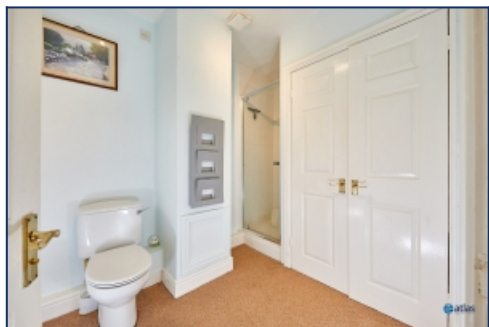
Kitchen



Hallway



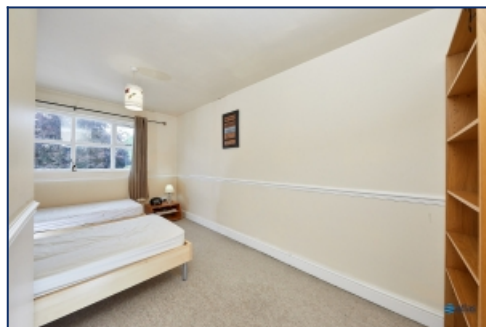
En-suite



En-suite



Bedroom

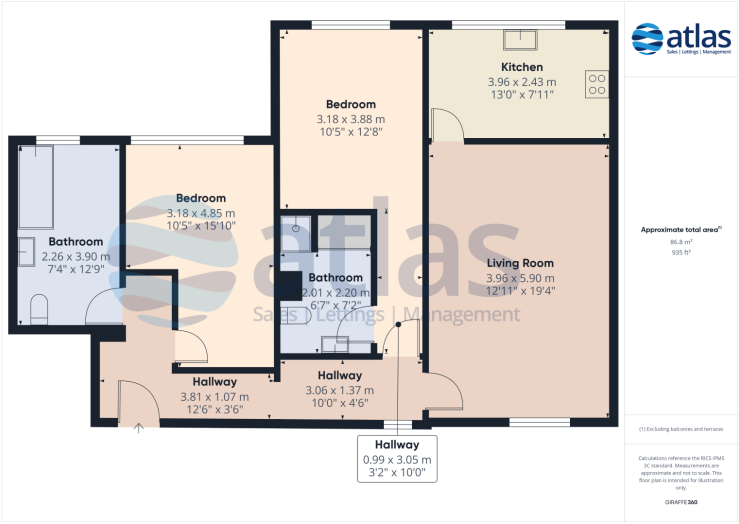


Bedroom



Car Park

## Floor Plans



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