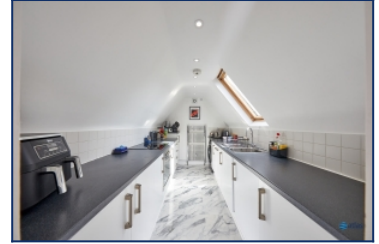


Livingston Drive South, Sefton Park, L17



For Sale - £210,000 Offers in Excess of

Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: Pending
- Prime Sefton Park Location L17
- Within Walking Distance of Sefton Park, Lark Lane, and Aigburth Road
- Bright and Welcoming Lounge
- Stylish Modern Fitted Kitchen
- Charming Sash Windows Throughout
- Generous Double Bedroom with Newly Fitted Wardrobes
- Contemporary Newly Fitted Bathroom
- Useful Hallway Storage
- One Car Private Driveway
- Walking Distance to St Michael's Train Station

Further Details

- Tenure: Leasehold
- Floor: 3 (no lift)
- No. of Floors: 1
- Floor Space: 626 square feet / 58 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £1,702 per annum
- Ground Rent: £195 per annum
- Security: Intercom (Audio Only)
- Parking: On Street, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Hob (Ceramic), Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 31/05/2006 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 30/05/2131 (approx)
- Lease Term Remaining: 105 year(s) (approx)
- Service Charge: £1,702 per annum
- Ground Rent: £195 per annum

Description

Tucked away in one of Liverpool's most sought-after addresses, this delightful top floor apartment on Livingston Drive South is proudly presented for sale by Atlas Estate Agents. Perfectly positioned in the heart of L17, it offers the rare combination of charm, style, and convenience, all within easy reach of Sefton Park, Lark Lane, and Aigburth Road.

Step inside and you'll find accommodation arranged across a single, well-planned floor, with a bright and welcoming reception room that draws in natural light through elegant sash windows. The stylish, modern fitted kitchen offers both form and function, while the generous double bedroom, complete with newly fitted wardrobes, provides a peaceful retreat. A contemporary, newly fitted bathroom and useful hallway storage complete the internal layout.

Practical touches, such as private driveway for off-street parking, are complemented by its prime location—just a short stroll from St Michael's train station for quick links into the city centre. Whether you're seeking your first home, a city base, or an investment in a highly desirable area, this apartment is a shining example of Sefton Park living at its best.

Additional Images



Lounge



Communal Hall



Hallway



Lounge



Kitchen



Bedroom

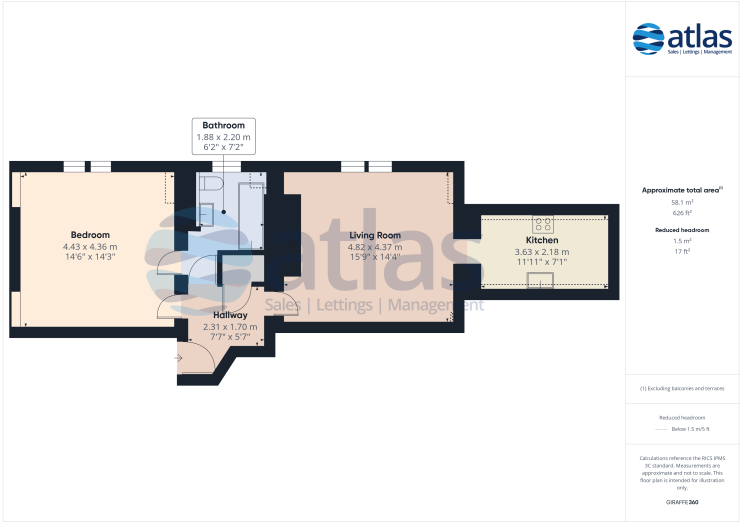


Bedroom



Bathroom

Floor Plans



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.