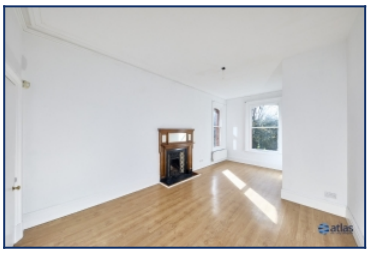
Mossley Hill Drive, Aigburth, L17









For Sale - £280,000 Offers in the Region of

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- No Onward Chain - Sold with Share of the Freehold
- Well Presented & Maintained Accommodation
- Views of Sefton Park
- Large Reception Room Overlooking Sefton Park
- Two Spacious Bright and Airy Bedrooms
- Family Bathroom with Bath & Shower
- Contemporary Fitted Kitchen
- Close to Local Green Spaces - Located Opposite to Sefton Park
- Close to a Wealth of Amenities - Minutes Walk to Lark Lane
- Ideal First Time Home/Investment Property in Highly Sought After L17 Location

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 83 square metres / 893 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £203.00 per month
- Ground Rent: £50 per year
- Security: Intercom (Video)
- Parking: Off Street, Communal, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Oven (Electric), Hob (Induction)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/04/1999 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/03/2124 (approx)
- Lease Term Remaining: 97 year(s) (approx)
- Service Charge: £203 per calendar month
- Ground Rent: £50 per annum
- Leasehold Information: Leasehold is currently being extended to a 250 year lease.

Rental Information

- Current Rent: £1,200 per month
- Gross Yield (Based on Current Rent): 5.1%

Description

Brought to the market by Atlas Estate Agents, this beautifully presented first-floor apartment is situated in the highly desirable Mossley Hill Drive, Aigburth, L17, directly opposite the picturesque Sefton Park. Offered for sale with no onward chain and a share of the freehold, this is an exceptional opportunity for first-time buyers, downsizers and investors alike.

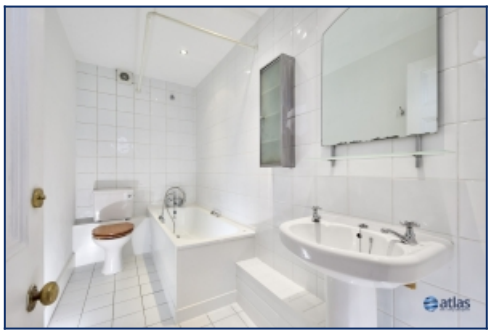
The well-maintained accommodation is thoughtfully arranged over a single floor, offering a bright and welcoming living environment throughout. The spacious reception room enjoys delightful views across Sefton Park, creating the perfect space to relax or entertain while making the most of the leafy surroundings.

The contemporary fitted kitchen is both stylish and practical, providing ample storage and workspace to suit modern living. There are two generous double bedrooms, both flooded with natural light and offering comfortable, versatile accommodation. Completing the interior is a well-appointed family bathroom featuring both a bath and separate shower.

Perfectly positioned just a short stroll from the vibrant cafés, bars and independent restaurants of Lark Lane, the property also benefits from immediate access to one of Liverpool's most treasured green spaces. Combining an enviable location with spacious accommodation and the added advantage of a share of the freehold, this fantastic apartment presents an outstanding lifestyle opportunity in one of South Liverpool's most sought-after postcodes.

Since the marketing photographs were taken, the entrance hallway has been freshly painted and the bathroom has been updated. As a result, these areas may differ slightly from the images shown. We recommend arranging a viewing to see the property's current presentation.

Additional Images

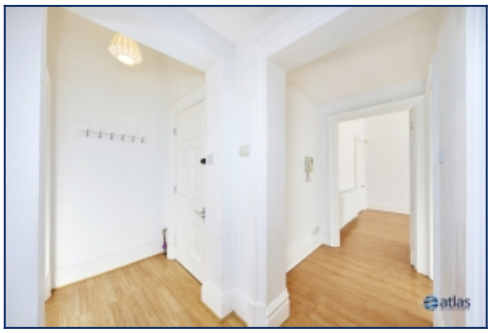

Bathroom


Communal Gardens


Entrance


Staircase


Communal Area


Hallway


Bedroom 1


Bedroom 2


Kitchen Windows


Kitchen Windows


Kitchen


Driveway



Car Park

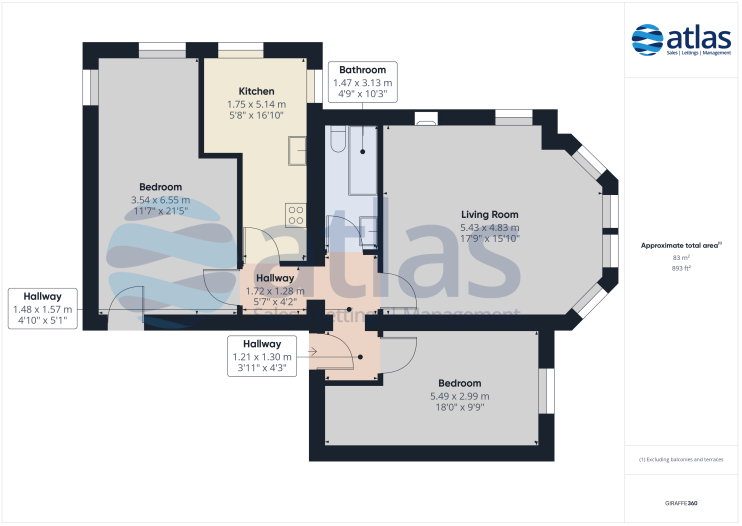


Building



Communal Gardens

Floor Plans



Tel: 0151 433 2598
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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.