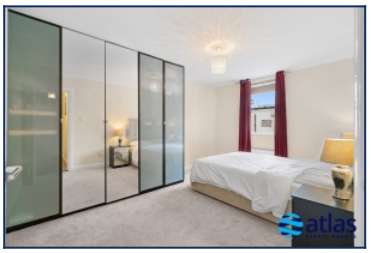
11b Livingston Drive, Aigburth, L17









For Sale - £250,000 Offers in the Region of

Key Features

- 3 Bedroom 1 Bathroom Apartment
- EPC Rating: B
- Offered for Sale with No Onward Chain
- Bright and Spacious Entrance Hallway
- Generous Living Space with Plenty of Natural Light
- Well-Equipped Kitchen with Integrated Appliances
- Versatile Bedroom Just Off This Space
- Further Two Well-Proportioned Double Bedrooms
- Modern Family Bathroom with Heated Towel Rail
- Allocated Parking in a Popular Residential Location
- New Carpets, Sash Windows and Stylish Vanity Sink

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 85 square metres / 918 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £127.62 per month
- Ground Rent: £50 per year
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 13/03/1999 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 12/03/2124 (approx)
- Lease Term Remaining: 97 year(s) (approx)
- Service Charge: £128 per calendar month
- Ground Rent: £50 per annum
- Leasehold Information: Service Charge Breakdown

  - Buildings insurance: £561.64
  - Garden and car park maintenance: £204.00
  - Cleaning of communal areas and safety checks: £127.50
  - Electricity supply: £65.00
  - Repairs/maintenance: £275.00

- Management fee (10%): £123.31
- Ground rent: £50.00
- Sinking fund: £125.00

No restrictions on keeping pets or sub-letting (short or long term).

Description

Brought to the market by Atlas Estate Agents, this well-presented first-floor apartment on Livingston Drive, Aigburth, L17, is offered for sale with no onward chain.

Situated within a popular residential location, the property provides well-proportioned accommodation arranged over one floor, combining generous living space with a practical layout and attractive modern touches.

Upon entering, a bright and spacious hallway provides a welcoming introduction to the property and leads through to the main living accommodation. The generous reception room benefits from plenty of natural light, creating a comfortable space for relaxing and entertaining.

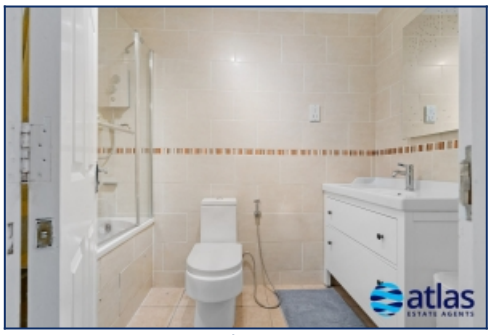
The well-equipped kitchen is positioned conveniently off the living space and features a range of integrated appliances, offering both style and practicality. A versatile bedroom provides useful flexibility and could be utilised as a storage area, snug or home office, depending on the new owner's requirements.

There are two further well-proportioned double bedrooms, both offering comfortable accommodation, alongside a modern family bathroom complete with a heated towel rail and stylish vanity sink.

Further benefits include new carpets, sash windows and allocated parking, adding to the property's appeal and everyday practicality.

With its desirable Aigburth setting, generous accommodation, modern features and the significant advantage of no onward chain, this apartment represents an excellent opportunity for a range of buyers seeking a well-positioned home in L17.

Additional Images


Bathroom


Aerial View


Front Elevation


Front Elevation


Entrance


Aerial Front Elevation (night Shot)


Communal Area


Communal Area


Hallway


Hallway


Hallway


Living Room


Living Room


Living Room


Kitchen


Room


Room


Bedroom One


Hallway

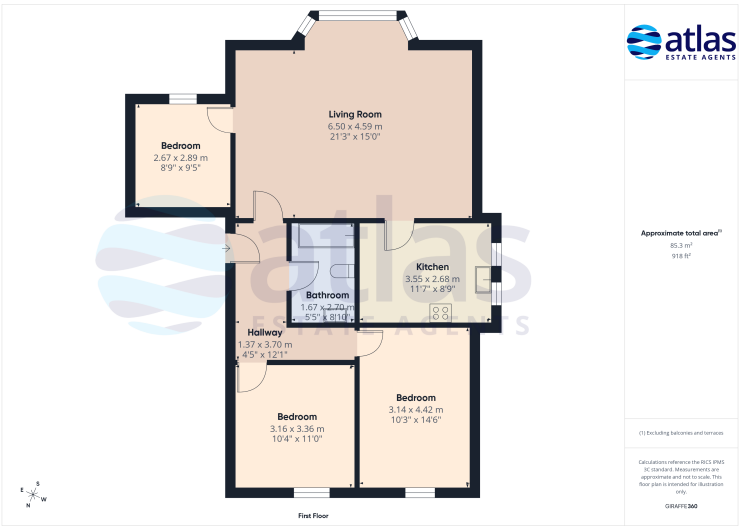

Bedroom Two


Bedroom Two


Bathroom


Drone Footage

Floor Plans



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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.