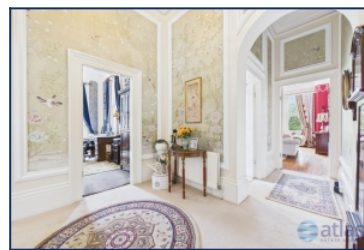


Aigburth Drive, Aigburth, L17



For Sale - £280,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Desirable Apartment Full of Charm and Character
- Original Flooring, High Ceilings and Beautiful Sash Windows
- Original Fireplace Surround in Living Area
- Fitted Wardrobe in Bedroom
- Practical Home Office Room
- Modern Family Bathroom
- Newly Fitted Modern Kitchen
- Beautiful Communal Gardens
- Allocated Parking Space
- Share of the Freehold Currently in Progress

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 86 square metres / 926 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £195.00 per month
- Ground Rent: Peppercorn
- Parking: Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Oven (Electric), Hob (Gas)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 02/10/2012 (approx)
- Original Lease Term: 103 year(s)
- Lease Expiry Date: 01/10/2115 (approx)
- Lease Term Remaining: 88 year(s) (approx)
- Service Charge: £195 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: SHARE OF THE FREEHOLD

The freehold of the building has recently been purchased from Liverpool City Council, with the purchase monies exchanged and the final legal documentation currently being completed. The freehold will be held by 18 Aigburth Drive Management Company, which is jointly owned and managed by the seven flat owners within the building, with each flat owner holding one share in the

company. Upon completion of the documentation, the property will therefore benefit from a share of the freehold, giving the owners a direct interest in the ownership and management of the building. The service charge will also decrease to around £180.00 per month as a result.

No ground rent.

Service charge provides a growing fund for the management company to use for any repairs, etc.

No restrictions on pets.

Description

Brought to the market by Atlas Estate Agents, this desirable first-floor apartment is situated on Aigburth Drive in the highly sought-after Aigburth area of L17. Full of charm and character, the property offers well-proportioned accommodation arranged over one floor and is offered for sale with no onward chain.

The property opens into a welcoming entrance space, leading through to a bright and characterful living area. Original flooring, high ceilings, beautiful sash windows and an original fireplace surround create a warm and elegant setting, with the period features complemented by modern touches throughout.

The newly fitted modern kitchen provides a stylish and practical space for everyday living, while the two bedrooms offer comfortable and versatile accommodation. One bedroom benefits from a fitted wardrobe, while a practical home office provides an ideal dedicated workspace or additional flexibility. A modern family bathroom completes the internal accommodation.

Externally, residents can enjoy the beautiful communal gardens, while an allocated parking space adds further convenience. Combining attractive period features with contemporary improvements in a desirable L17 location, this charming apartment is well suited to a range of buyers. Viewing is highly recommended to fully appreciate the accommodation on offer.

Additional Images



Communal Garden



Entrance Hall



Living Room



Living Room



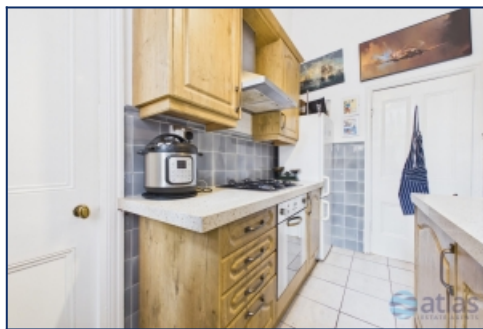
Hallway



Kitchen



Kitchen



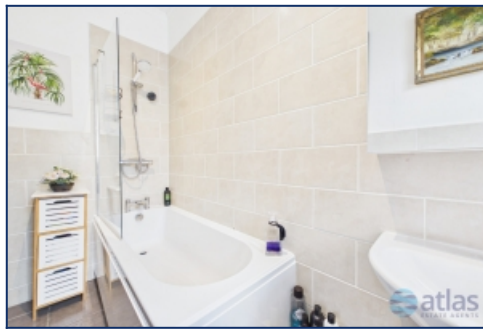
Kitchen



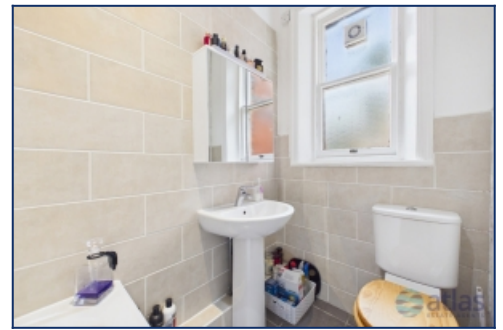
Bedroom One



Bedroom One



Bathroom



Bathroom



Apartment Entrance



Communal Garden



Front Aerial Elevation



Aerial View Of Back Yard

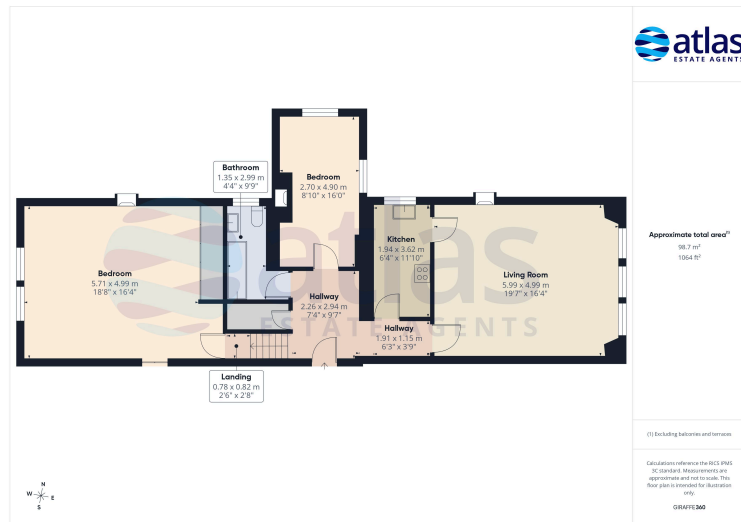


Bedroom Two



Bedroom Two

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.