

Aigburth Drive, Aigburth, L17



For Sale - £290,000 Offers Over

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: D
- No Onward Chain
- Its Own Private Front Door Leading Directly Into the Apartment
- Spacious, Open-Plan Kitchen/Dining/Living Space
- Modern Kitchen, Complete with Integrated Dishwasher, Washing Machine and Freestanding Tumble Dryer
- Two Spacious Bedrooms with Plenty of Natural Light
- Two Bathrooms Including One En Suite to Master
- Beautiful, Traditional Sash Windows Throughout
- Ideally Situated Directly Opposite Fabulous Green Space Sefton Park
- 10-Minute Walk from the Popular Bars, Shops and Restaurants on Lark Lane

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 98 square metres / 1,057 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £1,980 per annum
- Security: Intercom (Audio Only)
- Parking: Off Street, Gated, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Cooker, Gas Hob, Washing Machine, Tumble Dryer, Dishwasher, Wine Cooler

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/07/2003 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 30/06/2128 (approx)
- Lease Term Remaining: 102 year(s) (approx)
- Service Charge: £1,980 per annum
- Ground Rent: Peppercorn
- Leasehold Information: Sold with a share of the freehold title. 31 AIGBURTH DRIVE MANAGEMENT COMPANY LIMITED (05149644) owns freehold title. Each flat owns an equal share of this company. 10 apartments, 10% of freehold each.

Service charge is at a minimum as agreed by management company directors.

All major works have been completed to date including major repairs to the roof.

Description

Brought to the market by Atlas Estate Agents, this beautifully presented ground floor apartment on Aigburth Drive offers an exceptional blend of character, space and location, all with the added benefit of no onward chain.

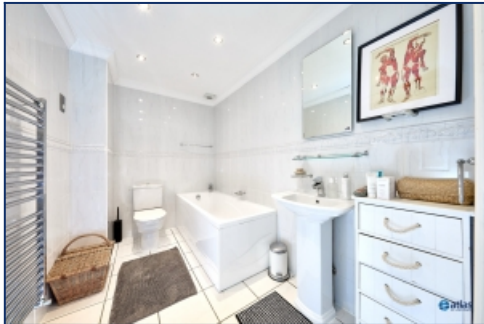
Accessed via its own private front door, the property opens into a generous and thoughtfully arranged interior set across a single floor. At its heart lies a spacious open-plan kitchen, dining and living area—perfect for both relaxing and entertaining. The modern kitchen is well-equipped, featuring sleek fittings and an integrated dishwasher, while traditional sash windows flood the space with natural light and add a touch of timeless elegance.

The apartment boasts two well-proportioned bedrooms, both bright and airy, with the principal bedroom benefitting from a stylish en suite. A second contemporary bathroom serves the remainder of the home, offering both convenience and comfort.

Perfectly positioned directly opposite the stunning green expanse of Sefton Park, the property enjoys a tranquil outlook while remaining just a short ten-minute walk from the vibrant atmosphere of Lark Lane, with its array of bars, independent shops and popular restaurants.

This is a rare opportunity to acquire a charming and conveniently located home in one of South Liverpool's most desirable areas.

Additional Images



Bathroom



En Suite Bathroom (bedroom 1)



Entrance Hallway



Entrance Hallway



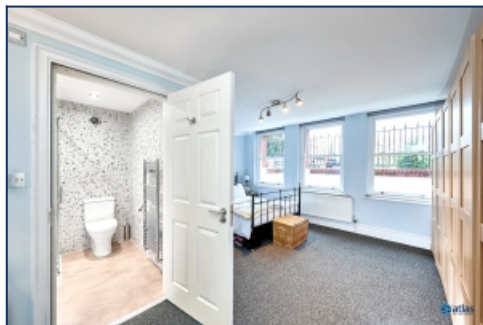
Kitchen



Living Room / Dining Room



Bedroom 1



Bedroom 1 And En Suite



Bedroom 2



Communal Gardens



Communal Gardens



Front Elevation

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.