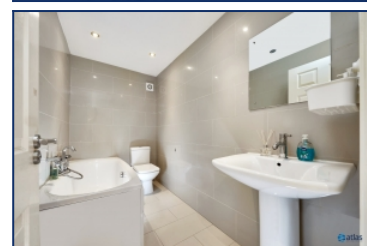


## Aigburth Drive, Aigburth, L17



## For Sale - £250,000 Offers Over

### Key Features

- 2 Bedroom 2 Bathroom Flat
- EPC Rating: E
- Prime Aigburth L17 Location
- Immaculately Presented Top-Floor Apartment
- Spacious Open-Plan Living and Dining Area
- Stylish, Contemporary Kitchen with Integrated Appliances
- Two Generously Sized Double Bedrooms
- Second Bedroom with En-Suite and Direct Access to Terrace
- Sleek, Modern Tiled Bathroom
- Allocated Parking Space
- Situated Opposite Sefton Park
- A Short Walk to Lark Lane and Aigburth's Amenities

### Further Details

- Tenure: Leasehold
- Floor: 3 (no lift)
- No. of Floors: 2
- Floor Space: 777 square feet / 72 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £100 per calendar month
- Ground Rent: £263 per annum
- Parking: Visitors, Allocated
- Outside Space: Communal Gardens
- Appliances/White Goods: Electric Cooker, Gas Hob, Fridge/Freezer, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 09/11/2007 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 08/11/2132 (approx)
- Lease Term Remaining: 107 year(s) (approx)
- Service Charge: £100 per calendar month
- Ground Rent: £263 per annum

### Description

Brought to the market by Atlas Estate Agents, this immaculately presented top-floor apartment offers a rare opportunity to acquire a stylish and spacious home in the heart of Aigburth, L17.

Occupying the third floor of a sought-after development on Aigburth Drive and arranged over two well-proportioned levels, this stunning flat is perfectly positioned opposite the green expanse of Sefton Park and just a short stroll from the vibrant buzz of Lark Lane.



Upon entering, you're welcomed by an inviting hallway that sets the tone for the rest of the home. From here, you're drawn into a spacious open-plan living and dining area—an ideal space for relaxing or entertaining. The adjoining kitchen is both sleek and contemporary, featuring stylish finishes and a full range of integrated appliances.

The apartment offers two generously sized double bedrooms. The main bedroom is a tranquil retreat, while the second bedroom benefits from an en-suite shower room and direct access to a private terrace—a peaceful spot to enjoy a morning coffee or evening breeze.

A beautifully finished modern bathroom completes the accommodation, with high-quality tiling and a clean, elegant design.

Additional benefits include allocated parking, well-maintained communal areas, and an enviable location in one of Liverpool's most desirable postcodes. Whether you're seeking a first home, a city base, or a smart investment, this outstanding apartment delivers comfort, convenience, and lifestyle in equal measure.

Additional Images



Communal Gardens



Hallway



Lounge / Dining Area



Lounge / Dining Area



Lounge / Dining Area



Kitchen



Kitchen



Bedroom Two



En-suite



Outdoor Roof Terrace



Exterior



Communal Gardens

Floor Plans

