

## Grassendale Court, Aigburth, L19



**For Sale - £100,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: D
- Well Presented Two Bedroom Apartment
- Modern Kitchen
- Modern Bathroom
- Open Plan Living/Dining Area
- Excellent Transport Links - Close to Very Good Schools
- Close to Amenities
- Close to Amenities of Aigburth Road & New Mersey Retail Park
- Allocated Parking

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 57 square metres / 614 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £57 per calendar month
- Parking: On Street, Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer, Washing Machine

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 11/11/1975 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 10/11/2974 (approx)
- Lease Term Remaining: 948 year(s) (approx)
- Service Charge: £57 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Peppercorn ground rent

### Description

Atlas Estate Agents proudly presents this captivating two-bedroom apartment for sale. Nestled within the sought-after neighbourhood of Aigburth, this well-presented flat is situated on the second floor, offering tranquil living in a prime location.

Step into the sleek modern kitchen, complete with contemporary appliances and ample storage space. The open-plan living and dining area exudes an

inviting ambiance.

The accommodation is cleverly arranged over a single floor, boasting two generously sized bedrooms. The modern bathroom enhances comfort, featuring elegant fixtures and a relaxing atmosphere.

This property comes with the added convenience of allocated parking, ensuring you'll never have to worry about finding a space for your vehicle.

Beyond its delightful interiors, this apartment is ideally located with excellent transport links, connecting you effortlessly to nearby attractions and the bustling city center. Families will appreciate the proximity to top-tier schools, ensuring the best education for their loved ones.

Residents will relish in the wealth of amenities Aigburth Road and New Mersey Retail Park have to offer, from charming cafes to vibrant shops, all just a stone's throw away.

What's more, this property comes with no onward chain, streamlining the purchasing process and allowing you to make this apartment your new home without delay.

Don't miss this incredible opportunity to own a well-maintained two-bedroom apartment in the heart of Aigburth. Schedule a viewing today and experience the allure of Grassendale Court living firsthand!

## Additional Images



Hallway



Kitchen



Kitchen



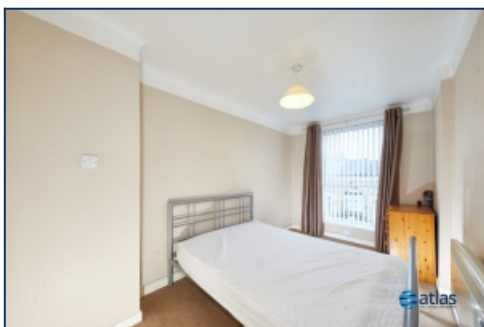
Dining/Living



Bedroom 1



Bedroom 1



Bedroom 2

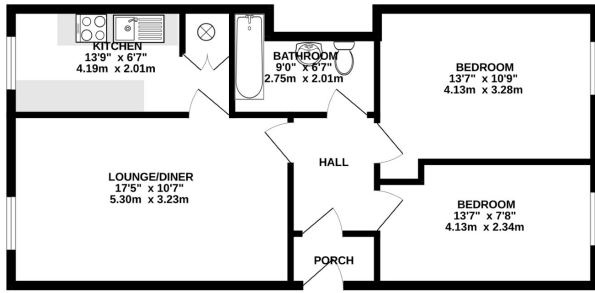


Back External



Front Entrance

## Floor Plans



TOTAL FLOOR AREA: 614 sq ft. (57.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should consult the architect's drawings and specifications for full details and no guarantee as to their accuracy or efficiency can be given. Made with AutoCAD 2012



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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.