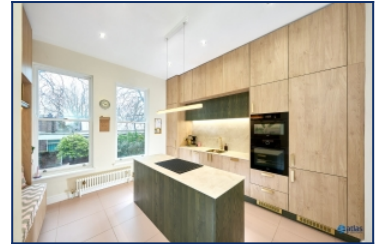


## Hargreaves Road, Aigburth, L17



**For Sale - £295,000**

### Key Features

- 2 Bedroom 1 Bathroom Duplex Apartment
- EPC Rating: D
- Spacious Duplex Apartment
- Elegant Sash Windows Throughout
- Stylish Modern Kitchen with High-Quality Porcelain Worktops
- Beautifully Appointed Family Bathroom
- Plantation Shutters Fitted to the Master Bedroom Window
- Useful Basement Storage Space
- Two Generous Double Bedrooms
- Private Garden Offering Outdoor Space
- Ideally Located Just Off Lark Lane and Within Walking Distance of Aigburth Road
- Excellent Transport Links Providing Easy Access to the City Centre

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Floor Space: 95 square metres / 1,023 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £120.15 per month
- Ground Rent: Peppercorn
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Double Oven (Electric), Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 16/11/2001 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 15/11/2126 (approx)
- Lease Term Remaining: 100 year(s) (approx)
- Service Charge: £120 per calendar month
- Ground Rent: Peppercorn

### Description

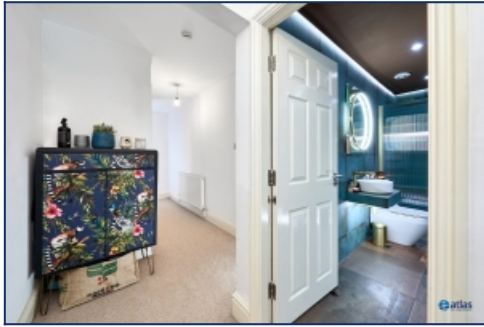
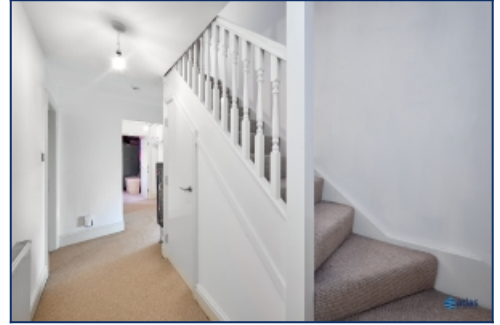
Brought to the market by Atlas Estate Agents, this spacious duplex apartment offers a rare blend of period elegance and contemporary comfort, set on the ground floor of a handsome property on the ever-popular Hargreaves Road in Aigburth, L17.

Arranged over two thoughtfully designed floors, the accommodation immediately impresses with its sense of space and light, enhanced by elegant sash windows throughout. The reception room provides a welcoming heart to the home, perfect for both relaxing evenings and entertaining, while the stylish modern kitchen is finished with high-quality porcelain worktops, combining practicality with understated sophistication.

The apartment boasts two generous double bedrooms, including a serene master bedroom featuring fitted plantation shutters, adding both character and privacy. A beautifully appointed family bathroom serves the home, complemented by useful basement storage space for added convenience.

Outside, a private garden offers a peaceful retreat and valuable outdoor space—ideal for morning coffee or summer evenings. Perfectly positioned just off vibrant Lark Lane and within walking distance of Aigburth Road, the property enjoys an enviable location with excellent transport links, providing easy access to the city centre while remaining close to green spaces, cafés, and independent shops.

## Additional Images



## Floor Plans

