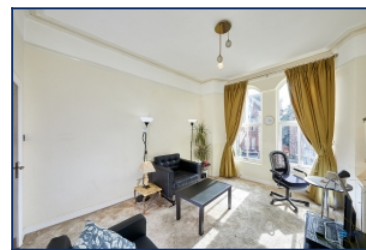
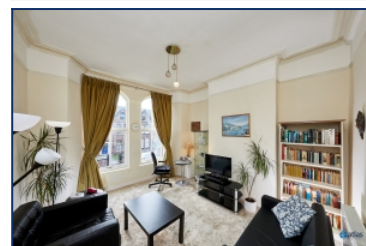
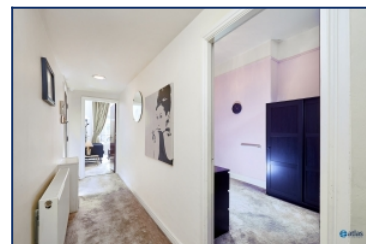


## Bertram Road, Aigburth, L17



**For Sale - £135,000 Offers in the Region of**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Highly Sought-After Aigburth L17 Location
- High Ceilings Throughout
- Bright and Welcoming Lounge with Large Sash Windows
- Double Bedroom
- Shower Room
- Conveniently Close to Local Green Spaces, Including Sefton Park and Princes Park
- Excellent Transport Links Via Nearby St Michael's Train Station
- Within Walking Distance of Lark Lane and Aigburth Road

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 435 square feet / 40 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £150 per calendar month
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2007 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3005 (approx)
- Lease Term Remaining: 980 year(s) (approx)
- Service Charge: £150 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: The building benefits from an intercom system to all flats. Management is provided by Lark Lane Property Management, which is run and controlled by the flat owners. Each leaseholder holds an equal share in the management company and has the opportunity to become a director. Regular meetings are held to agree on the best use of funds and to oversee the smooth running of the development.

## Description

Brought to the market by Atlas Estate Agents, this charming first-floor apartment on Bertram Road offers a delightful opportunity to reside in one of Aigburth's most sought-after L17 addresses.

Arranged over a single level, the accommodation comprises a bright and welcoming reception room, accentuated by high ceilings and large sash windows that flood the space with natural light. The kitchen provides a practical yet stylish area for everyday living, while the double bedroom offers a serene retreat. Completing the home is a modern shower room, thoughtfully designed to maximise both comfort and functionality.

Set within a vibrant neighbourhood, this property is ideally positioned for those who enjoy access to local green spaces, including the renowned Sefton Park and the picturesque Princes Park. Excellent transport links are on hand, with St Michael's train station nearby, and a wealth of shops, cafés, and amenities can be found along Lark Lane and Aigburth Road, all within easy walking distance.

Perfect for first-time buyers, professionals, or anyone seeking a stylish city base with a touch of tranquillity, this apartment blends classic charm with modern convenience in the heart of Aigburth.

## Additional Images



Kitchen



Bedroom



Bathroom



Bathroom

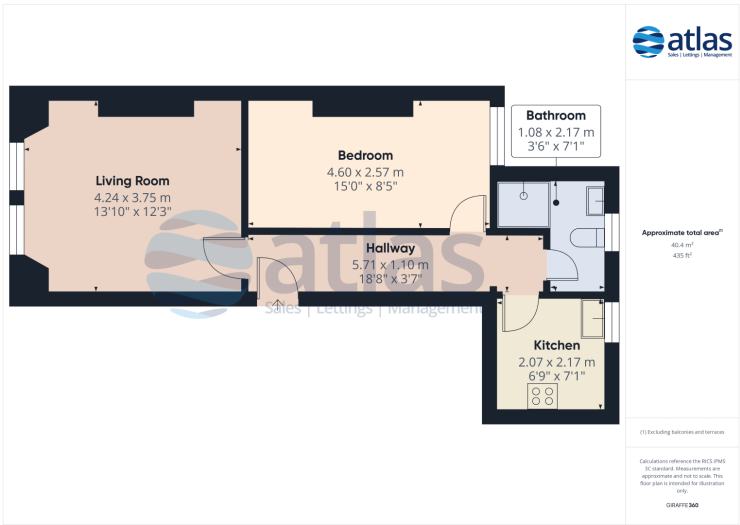


Communal Garden



Communal Garden

## 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.