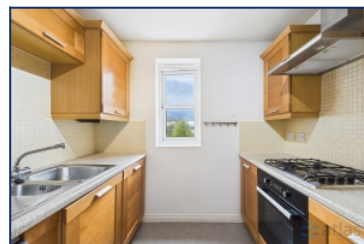


## Farnside Court, Aigburth, L17



**For Sale - £170,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain
- Stunning Views Across the River Mersey
- Spacious and Welcoming Living/Dining Area
- Well-Appointed Fitted Kitchen
- Double Bedroom Plus an Adaptable Second Bedroom
- Contemporary Fitted Bathroom
- Allocated Parking Space
- Short Walk to the Promenade
- Easy Walking Distance to Aigburth Train Station
- Access to Beautifully Maintained Communal Gardens

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 593 square feet / 55 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £131 per annum
- Ground Rent: £25 per calendar month
- Parking: Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2004 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 31/12/2153 (approx)
- Lease Term Remaining: 128 year(s) (approx)
- Service Charge: £131 per annum
- Ground Rent: £25 per calendar month

### Description

Tucked away in the ever-popular Farnside Court, Aigburth, this first-floor apartment is proudly presented for sale by Atlas Estate Agents and offers a rare opportunity to enjoy a stylish home with uninterrupted views across the River Mersey.

The accommodation is thoughtfully arranged over one floor and opens into a spacious and inviting reception room, perfectly designed for both living and dining. Large windows flood the space with natural light, drawing the eye towards the stunning river views beyond. The well-appointed fitted kitchen sits just off the living space, offering both practicality and modern style.

There are two bedrooms, including a generously sized double and a versatile second room that can be adapted to suit your needs—whether as a guest room, home office, or hobby space. A contemporary fitted bathroom completes the interior, combining comfort with sleek design.

Externally, the property benefits from beautifully maintained communal gardens, an allocated parking space, and the added appeal of no onward chain. Just a short stroll leads you to the waterfront promenade, while Aigburth train station is within easy walking distance, ensuring excellent connections to the city and beyond.

With its superb location, bright and flexible living spaces, and breathtaking views, this home presents a perfect blend of comfort and convenience in one of Liverpool's most desirable neighbourhoods.

### Additional Images



Bathroom



Communal Gardens



Dining Area



Lounge



Kitchen



Kitchen

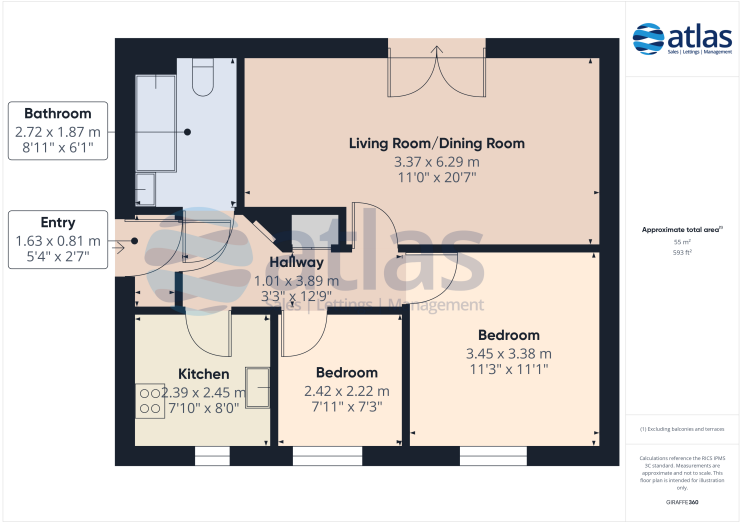


Hallway



Bedroom

### Floor Plans



Fax: 0151 727 4943

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.