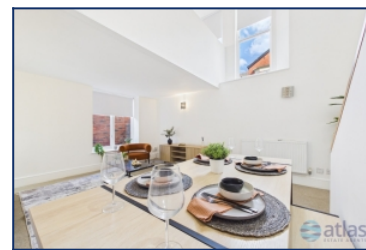
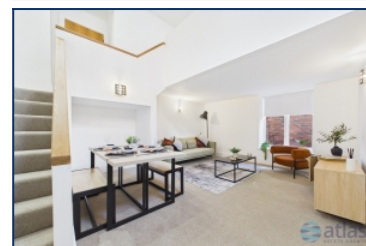


Rutland Avenue, Sefton Park, L17



For Sale - £200,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: D
- Fully Refurbished Throughout to a High Standard
- Trendy Split-Level Layout with Stylish Modern Interiors
- Modern Fitted Kitchen with Integrated Appliances
- Generous Lower Living Area Ideal for Entertaining
- Spacious Bedrooms with Plenty of Room for Furnishings
- Contemporary Bathroom with Modern Fittings
- Large Windows Providing Plenty of Natural Light
- Allocated Parking Space
- Sought-After L17 Location Close to Amenities and Sefton Park
- Viewing Highly Recommended

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Floor Space: 79 square metres / 855 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £65.00 per month
- Ground Rent: Peppercorn
- Parking: Allocated
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge/Freezer, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 16/04/2012 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 15/04/3011 (approx)
- Lease Term Remaining: 984 year(s) (approx)
- Service Charge: £65 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Share of freehold

Description

Brought to the market by Atlas Estate Agents, this beautifully refurbished ground-floor flat is situated on Rutland Avenue in the sought-after Sefton Park area of L17. Offered for sale with no onward chain, the property combines a stylish contemporary finish with a trendy split-level layout, creating a versatile and well-appointed home.

The accommodation is arranged over two floors, with the property entered at ground-floor level into a central hallway. Two spacious bedrooms and a contemporary bathroom are positioned along the hallway, with the layout continuing through to a modern fitted kitchen featuring integrated appliances.

From the kitchen, stairs lead down to the lower level, where a generous living area provides an excellent space for relaxing and entertaining. Large windows throughout the property allow plenty of natural light to complement the modern interiors and enhance the sense of space.

Externally, the property further benefits from an allocated parking space. Ideally located close to the amenities of L17 and the open green spaces of Sefton Park, this impressive home offers both contemporary living and a highly convenient location. Viewing is highly recommended to fully appreciate the accommodation on offer.

Additional Images



Bedroom One



Hallway



Kitchen



Kitchen



Kitchen



Living Room



Living Room



Living Room



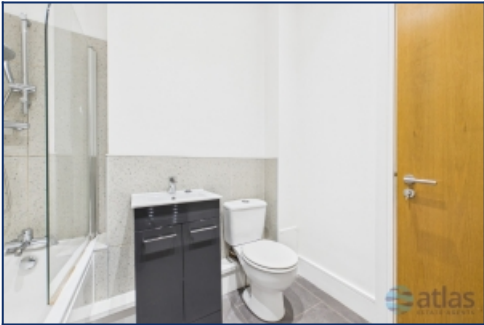
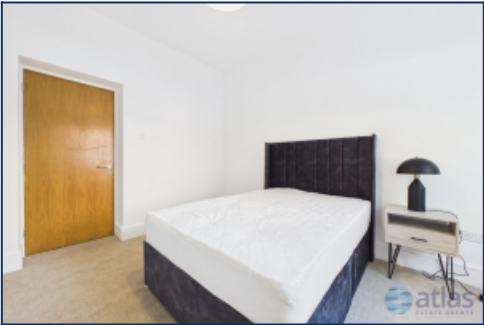
Living Room



Bedroom One



Bedroom Two



Bedroom Two



Entrance To Flat

Bathroom



Front Aerial Elevation

Bathroom

Floor Plans



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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.