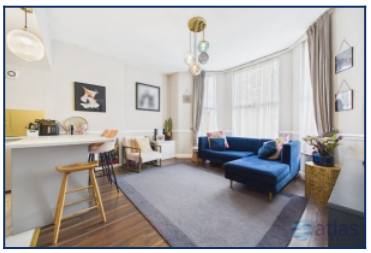
# Aigburth Road, Sefton Park, L17









## For Sale - £190,000 Offers in Excess of

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: Pending
- Open-Plan Kitchen and Living Room with Bay Windows
- Modern Kitchen with Integrated Appliances
- Spacious Bedroom with Large Windows
- Versatile Single Bedroom Ideal as a Home Office or Guest Room
- Stunning Bathroom with Walk-In Overhead Mixer Shower
- Secure Gated Car Park
- Sought-After L17 Location Close to Local Amenities
- Viewing Highly Recommended

### Further Details

- Tenure: Leasehold
- No. of Floors: 1
- Floor Space: 51 square metres / 550 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £165.00 per month
- Ground Rent: Peppercorn
- Security: Intercom (Audio Only)
- Parking: Off Street, Gated, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge/Freezer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 18/06/2026 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 17/06/3025 (approx)
- Lease Term Remaining: 998 year(s) (approx)
- Service Charge: £165 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: No restriction on pets.
  Each flat owner owns a share of the freehold.

### Description

Brought to the market by Atlas Estate Agents, this well-presented two-bedroom flat in Sandringham Court, Sefton Park, L17, offers stylish and practical accommodation arranged over one floor.

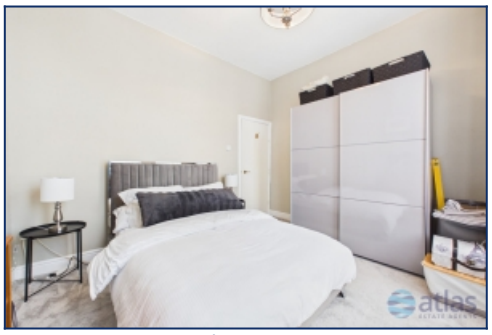
The property features a bright open-plan kitchen and living room, with bay windows allowing plenty of natural light into the space. The modern kitchen is well equipped with integrated appliances, while the spacious main bedroom benefits from large windows. The second bedroom is a versatile single room, offering flexibility as a home office, child's bedroom or guest room.

A stunning modern bathroom completes the accommodation, featuring contemporary fittings and a walk-in overhead mixer shower.

Externally, the property benefits from a secure gated car park, while its sought-after L17 location places it close to a range of local amenities, shops, cafés and transport links.

Viewing is highly recommended to appreciate the accommodation and location on offer.

## Additional Images


Bedroom One


Hallway


Kitchen

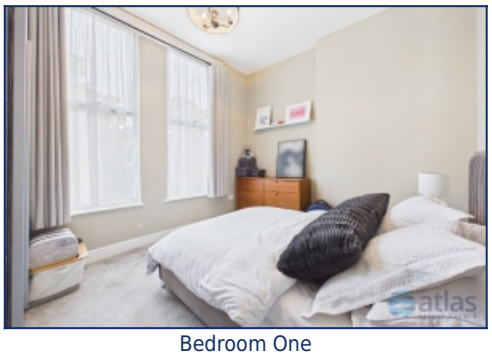

Kitchen


Kitchen


Living Room


Living Room/Kitchen


Living Room/Kitchen


Bedroom One


Bedroom Two



Bedroom Two


Bathroom



Bathroom



Bathroom



Communal Hallway



Communal Hallway



Communal Hallway

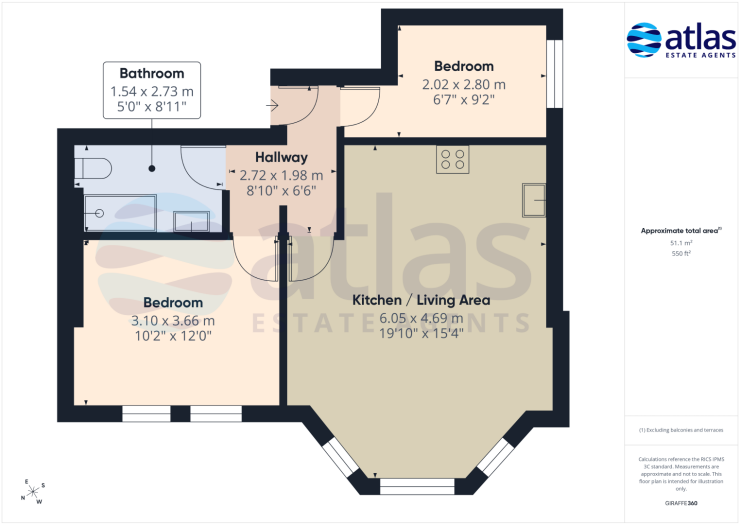


Front Communal Gardens



Car Park

## Floor Plans




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Mossley Hill, Liverpool, L18 1LN

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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.