

## Mersey Road, Aigburth, L17



## For Sale - £240,000 Offers in the Region of

### Key Features

- 2 Bedroom 2 Bathroom Flat
- EPC Rating: C
- Offered for Sale with No Onward Chain
- Spacious Open-Plan Living and Dining Area
- Contemporary Fitted Kitchen
- Patio Doors from the Living Area Opening Onto a Private Balcony
- Two Double Bedrooms, with Fitted Wardrobes and an En-Suite to the Master
- Stylish, Modern Fitted Bathroom
- Ground-Floor Apartment in a Highly Sought-After L17 Location
- Within Walking Distance of Otterspool Promenade
- Just a Two-Minute Walk from Aigburth Train Station

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 921 square feet / 86 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £120.00 per month
- Ground Rent: Peppercorn
- Security: Intercom (Audio Only)
- Parking: Garage, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Cooker (Electric), Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 16/05/1990 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 15/05/2989 (approx)
- Lease Term Remaining: 962 year(s) (approx)
- Service Charge: £120 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: The property is being sold with a share of the freehold

### Description

Brought to the market by Atlas Estate Agents, this impressive ground-floor apartment on Mersey Road, Aigburth, L17, offers stylish modern living in one of South Liverpool's most sought-after locations.

Set across one well-planned level, the accommodation opens into a spacious open-plan living and dining area—an inviting space filled with natural light. Patio doors extend the living area out onto a private balcony, creating the perfect spot for morning coffee or relaxing evenings. The contemporary fitted kitchen sits seamlessly within the open-plan layout, providing the ideal setting for everyday cooking and entertaining alike.

The flat boasts two generous double bedrooms, each with fitted wardrobes for excellent storage. The master bedroom enjoys the added luxury of a private en-suite, while a further stylish, modern bathroom serves the rest of the home.

Conveniently positioned just a two-minute stroll from Aigburth Train Station and within easy walking distance of the beautiful Otterspool Promenade, this apartment blends comfort, convenience and lifestyle effortlessly.

Offered for sale with no onward chain, this is a superb opportunity for those seeking a well-presented home or an easy, low-maintenance investment in a prime L17 location.

## Additional Images



Bathroom



Hallway



Lounge



Lounge



Kitchen



Bedroom One



En-suite



Bedroom Two



Communal



Communal

## Floor Plans



Tel: 0151 727 2469  
 Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
 Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk  
 Website: www.atlasestateagents.co.uk

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.