

Bertram Road, Aigburth, L17



For Sale - £170,000 Offers in Excess of

Key Features

- 1 Bedroom 1 Bathroom Flat
- EPC Rating: C
- Generous, Modern Reception Room Featuring Arched Sash Windows and Fitted Carpet
- Stylish Kitchen Complete with Integrated Oven and Hob
- Spacious Bedroom with Venetian Blinds
- Contemporary Bathroom with Bath and Overhead Shower
- Convenient On-Street Parking Available
- Recently Fitted Boiler
- Ideally Located Within a Short Walk of Lark Lane and Sefton Park

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £75 per calendar month
- Security: Intercom (Audio Only)
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 11/02/1994 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 10/02/2119 (approx)
- Lease Term Remaining: 92 year(s) (approx)
- Service Charge: £75 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: See below a clause from the lease which describes restrictions on sub-letting:

10. The Lessee shall not grant any form of Tenancy Agreement of the flat until:

(i) The Lessee shall take up and provide to the Company proper references in respect of such proposed tenant and

(ii) A Deed of Covenant is entered into between the Company the Lessee and the proposed tenant whereby such Tenancy Agreement shall be made subject to the Lessee's covenants and conditions as contained in the said Lease and

(iii) The Lessee has paid the Company's costs of providing such Deed of Covenant and any other costs in connection therewith and

(iv) The Lessee has provided a copy of the Tenancy Agreement to the Company Secretary which shall be kept with the Company's records.

Description

Brought to the market by Atlas Estate Agents, this charming first-floor flat on Bertram Road, Aigburth, L17 offers a delightful blend of comfort and style, perfectly suited for a first-time buyer or anyone seeking a convenient, well-connected home.

The accommodation is thoughtfully arranged over one floor and comprises a generous, modern reception room, where elegant arched sash windows flood the space with natural light, complementing the soft fitted carpet underfoot. Adjacent, a stylish kitchen awaits the aspiring chef, complete with an integrated oven and hob for effortless cooking.

The spacious bedroom is fitted with sleek Venetian blinds, offering both privacy and light control, while the contemporary bathroom features a bath with overhead shower, combining practicality with modern design.

Additional benefits include a recently fitted boiler and convenient on-street parking. The property enjoys an enviable location, just a short stroll from the vibrant cafés and boutiques of Lark Lane and the leafy tranquillity of Sefton Park, making it a truly desirable spot to call home.

Additional Images



Hallway



Kitchen



Kitchen



Reception Room



Reception Room



Bathroom



Hallway



Bedroom



Communal Gardens

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

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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.