

## West Albert Road, Aigburth, L17



**For Sale - £290,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: D
- Charming First Floor Apartment Brimming with Character
- Bright and Inviting Lounge with Large Windows and Feature Fireplace
- Stylish Newly Fitted Kitchen with Modern Finishes
- Generous Double Bedroom with Striking Gothic Windows Plus Versatile Second Bedroom
- Contemporary Newly Fitted Bathroom
- Modern Boiler Installed in 2020
- Exclusive Development of just Three Apartments
- Allocated Off-Street Parking
- Short Walk to the Picturesque Princes Park and Sefton Park
- Close to Vibrant Lark Lane and Amenities on Aigburth Road

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 804 square feet / 75 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £130 per calendar month
- Parking: Driveway, Allocated
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Electric Oven, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 23/03/1993 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 22/03/2992 (approx)
- Lease Term Remaining: 966 year(s) (approx)
- Service Charge: £130 per calendar month
- Ground Rent: Peppercorn

### Description

Brought to the market by Atlas Estate Agents, this charming first floor apartment on West Albert Road, Aigburth, L17, is brimming with character and thoughtfully designed for modern living.

Set within an exclusive development of just three homes, the property offers well-proportioned accommodation arranged over one floor. A bright and inviting reception room takes centre stage, enhanced by large windows that flood the space with natural light, with a decorative feature fireplace adding charm and style. The stylish, newly fitted kitchen is finished to a high standard, combining sleek contemporary fittings with practical design.



There are two bedrooms, including a generous double with impressive Gothic-style windows and a versatile second bedroom, ideal as a guest room, home office or dressing space. Completing the interior is a contemporary, newly fitted bathroom, while a modern boiler, installed in 2020, ensures comfort and efficiency.

Outside, the development enjoys allocated off-street parking, a rare find in such a sought-after location. Just a short stroll from the leafy surroundings of Princes Park and Sefton Park, the apartment is also perfectly positioned to enjoy the eclectic mix of bars, restaurants and shops on vibrant Lark Lane, with further amenities available along Aigburth Road.

This distinctive home presents a wonderful opportunity to secure a stylish apartment in one of Liverpool's most desirable neighbourhoods.

## Additional Images



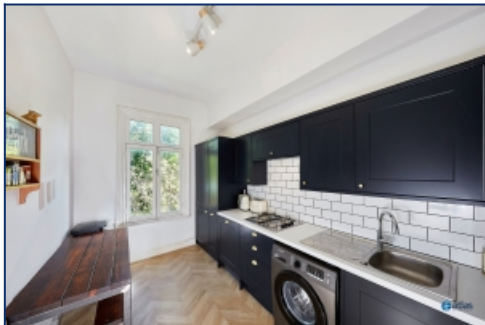
External



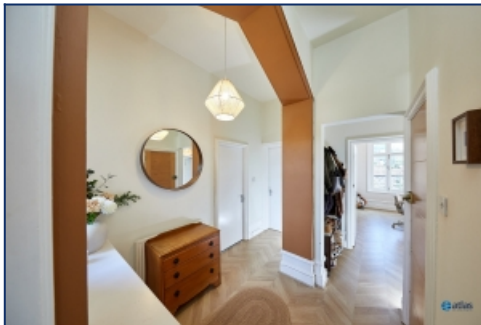
Hallway



Hallway



Kitchen



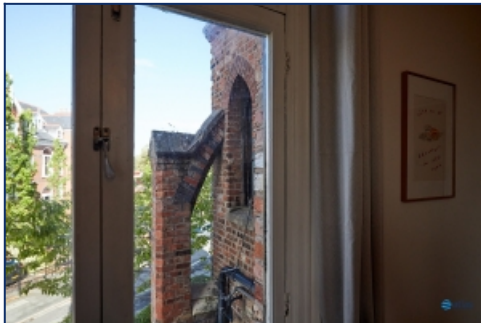
Hallway



Hallway



Bedroom



View From Window



External

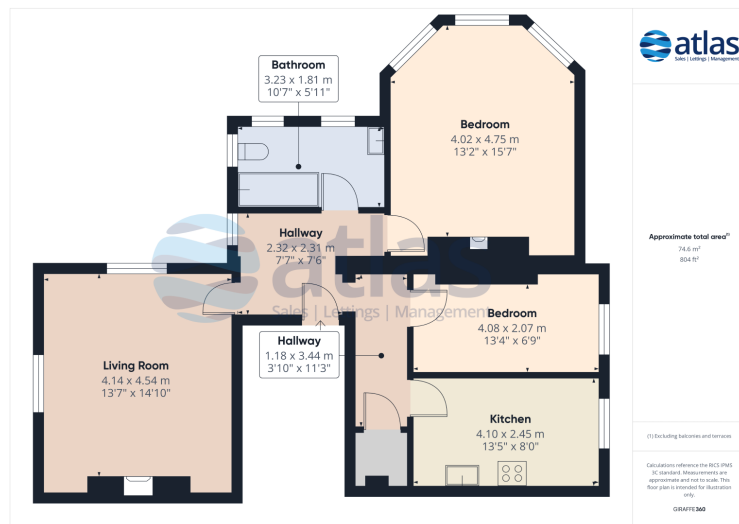


External



Lounge

## Floor Plans



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