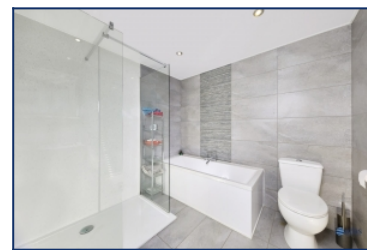
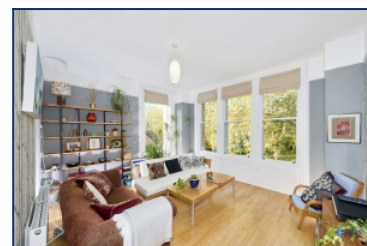


## Livingston Drive South, Aigburth, L17



**For Sale - £240,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- Offered with No Onward Chain
- Spacious Lounge with Large Bay Window
- Contemporary Kitchen Featuring Electric Oven, Gas Hob, and Integrated Dishwasher
- Convenient Hallway Storage Cupboard
- Two Generous Double Bedrooms; Master Bedroom Currently Used as an Additional Living Space with Stunning Large Sash Double Glazed Windows
- Second Bedroom Ideal for a Home Office
- Modern Bathroom with Separate Bath and Walk-in Shower
- Allocated Off-street Parking Space for One Vehicle
- Highly Desirable Location in Aigburth (L17), Just Minutes from Lark Lane, Sefton Park, and Aigburth Road
- Excellent Transport Links - Only a 10-minute Drive to the City Centre

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 811 square feet / 75 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £175 per calendar month
- Ground Rent: £100 per annum
- Security: Intercom (Video)
- Parking: Off Street, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 18/11/2002 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 17/11/2127 (approx)
- Lease Term Remaining: 102 year(s) (approx)
- Service Charge: £175 per calendar month
- Ground Rent: £100 per annum
- Leasehold Information: Restrictions on keeping pets - there is no mention of pets and other residents have had cats & dogs

- Restrictions on sub-letting - The lease cannot be assigned or sub let and is for a private residence- one person or family only

Service Charge: reviewed annually

Ground Rent: fixed

## Description

Offered for Sale by Atlas Estate Agents - Charming Two-Bedroom Flat on Livingston Drive South, Aigburth, L17

Nestled in the heart of one of Aigburth's most sought-after locations, this delightful first-floor flat offers spacious, modern living, just moments away from the vibrant Lark Lane, picturesque Sefton Park, and the convenience of Aigburth Road. Perfectly suited for those seeking stylish living with easy access to the city centre, this flat is an ideal opportunity for first-time buyers, and is offered with no onward chain.

The property welcomes you with a bright and airy reception room, showcasing a large bay window that floods the space with natural light—perfect for both relaxation and entertaining. The contemporary kitchen, thoughtfully designed with an electric oven, gas hob, and integrated dishwasher, provides everything you need for modern culinary pursuits.

Accommodation is arranged across one floor, featuring two generous double bedrooms. The master bedroom, is a true sanctuary with large, double-glazed sash windows that offer picturesque views and a tranquil atmosphere, is currently utilised as an additional living space, though it can easily revert to a luxurious bedroom. The second bedroom offers a peaceful environment, ideal for use as a home office or guest room.

A sleek, modern bathroom completes the home, boasting a separate bath and a walk-in shower for ultimate comfort. A convenient hallway storage cupboard provides extra practicality, and the property benefits from an allocated off-street parking space for one vehicle.

With excellent transport links, only a 10-minute drive to Liverpool's city centre, and a prime location in the highly desirable L17 postcode, this flat offers an unparalleled lifestyle. Don't miss the opportunity to make this stunning flat your own—arrange a viewing today!

## Additional Images



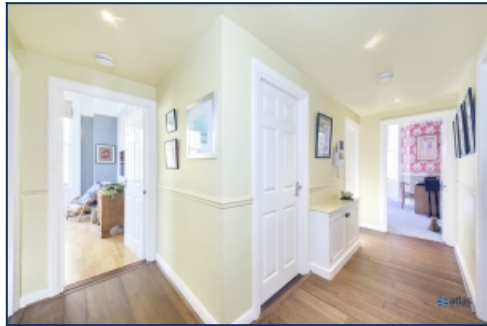
Kitchen



Back Communal Gardens



Communal Hallway



Hallway



Lounge



Reception



Kitchen



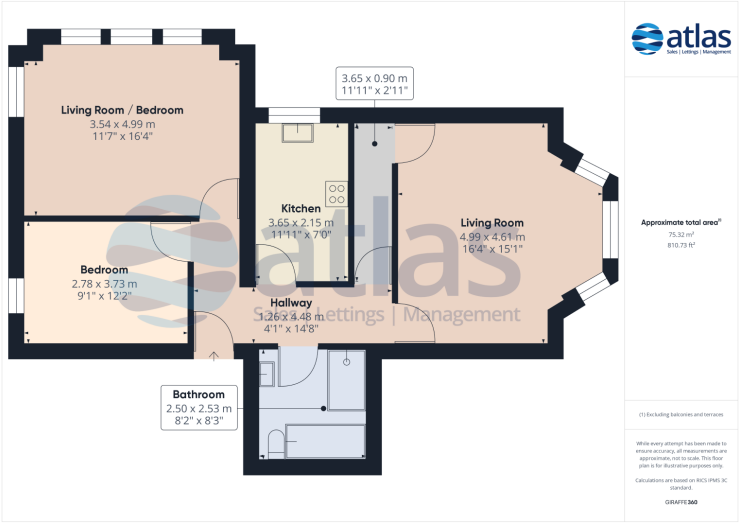
Kitchen



Bedroom

## Floor Plans





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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.