

## Livingston Drive North, Aigburth, L17



For Sale - £260,000 Offers in Excess of

### Key Features

- 2 Bedroom 2 Bathroom Duplex Apartment
- EPC Rating: D
- Highly Sought-After Location in Aigburth, L17
- Beautifully Presented Top-Floor Duplex Apartment
- Spacious Lounge Flooded with Natural Light from Large Bay Windows
- Downstairs Bathroom Featuring Both a Separate Bath and Shower
- Generously Sized, Well-Equipped Kitchen/Diner
- Two Double Bedrooms with Velux Windows, One Benefiting from an En-Suite
- Allocated Parking and Private Garage Offering Convenience and Security
- Within Walking Distance of Sefton Park and Lark Lane
- Excellent Transport Links for Easy Access Across Liverpool
- No Onward Chain

### Further Details

- Tenure: Leasehold
- Floor: 3 (no lift)
- No. of Floors: 2
- Floor Space: 1,013 square feet / 94 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £100 per calendar month
- Parking: Visitors, Garage, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Gas Hob, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2005 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3003 (approx)
- Lease Term Remaining: 977 year(s) (approx)
- Service Charge: £100 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: The property is sold with a share of the freehold, providing increased control over the building's management and maintenance.

### Description

Brought to the market by Atlas Estate Agents with no onward chain, this beautifully presented top-floor duplex apartment offers a rare opportunity to acquire a stylish home in one of Aigburth's most sought-after locations, L17. Situated on the third floor of a well-maintained building, the accommodation is

arranged over two floors and boasts an abundance of natural light throughout.

The spacious lounge is a particular highlight, flooded with daylight from large bay windows, creating an inviting space perfect for relaxing or entertaining. The generously sized, well-equipped kitchen/diner provides a superb setting for culinary pursuits and casual dining. Completing the lower floor, a contemporary bathroom features both a separate bath and shower, offering versatility and comfort.

Upstairs, two double bedrooms with Velux windows create a tranquil retreat, with one bedroom benefiting from a modern en-suite. Outside, the property enjoys allocated parking and a private garage, providing both convenience and security.

Located within walking distance of the iconic Sefton Park and the vibrant Lark Lane, residents can enjoy a wealth of local amenities, independent cafés, and green spaces on their doorstep. Excellent transport links make commuting across Liverpool straightforward, adding to the appeal of this exceptional home.

Offered with no onward chain, this duplex apartment represents a rare chance to secure a stylish and practical home in a highly desirable area.

## Additional Images



Kitchen/Dining Room



Kitchen/Dining Room



Landing/Hallway



Bathroom



Bedroom



En-suite



Bedroom



External



External

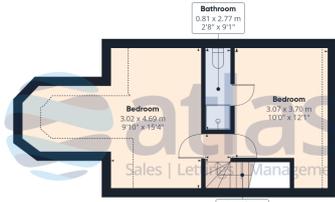


External

## Floor Plans



Ground Floor



First Floor

**Approximate total area\***

94.2 m<sup>2</sup>  
1013 ft<sup>2</sup>

**Reduced headroom**  
6.3 m<sup>2</sup>  
68 ft<sup>2</sup>

(\*Excluding balconies and terraces)

Reduced headroom  
Below 1.9 m/5 ft

Calculations reference the RICS NPS  
05 standard measurements and  
agreement and best practice. This  
floor plan is intended for illustration  
only.

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