

# 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: 978 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**

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

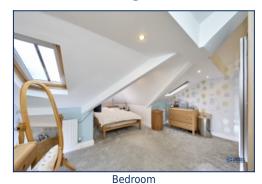
The spacious lounge is a particular highlight, flooded with daylight from large bay windows, creating an inviting space perfect for relaxing or entertaining. The generously sized, well-equipped kitchen/diner provides a superb setting for culinary pursuits and casual dining. Completing the lower floor,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

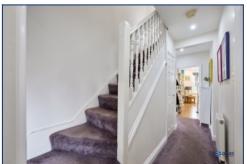
#### **Additional Images**











Landing/Hallway





Kitchen/Dining Room



External



External

#### **Floor Plans**



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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.