

# Sefton Drive, Sefton Park, L8









# For Sale - £185,000 Offers Over

### **Key Features**

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Open-plan Kitchen/living Area with Balcony Access
- Sleek, Modern Kitchen with Integrated Appliances
- Two Spacious Double Bedrooms
- Contemporary Bathroom with Shower
- Allocated Off-street Parking
- Secure Audio Intercom Entry System
- Sold with No Onward Chain
- Short Walk to Sefton Park and Princes Park
- Just 16 Minutes on Foot to Lark Lane and Aigburth Road
- Access to a Well-maintained Communal Garden

#### **Further Details**

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 585 square feet / 54 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £2,619 per annum
- Security: Intercom (Audio Only)
- Parking: Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating

#### **Leasehold Details**

- Tenure: Leasehold
- Lease Start Date: 01/01/2005 (approx)
- Original Lease Term: 979 year(s)
- Lease Expiry Date: 31/12/2983 (approx)
- Lease Term Remaining: 958 year(s) (approx)
- Service Charge: £2,619 per annum
- Ground Rent: Peppercorn
- Leasehold Information: The service charge includes ground rent and building insurance.

There are currently no proposed works that would have an impact on the rate.

This does not come with a share of the freehold.

Normal domestic pets are permitted and, to the owner's knowledge,

## **Description**

Nestled in the sought-after Sefton Drive, just moments from the lush greenery of Sefton Park, this stunning two-bedroom apartment offers contemporary living in an enviable location. Brought to the market by Atlas Estate Agents, this stylish second-floor residence boasts a sleek, open-plan design, blending comfort and convenience in equal measure.

Step inside to discover a beautifully designed kitchen and living area, where modern finishes and integrated appliances make for an effortless culinary experience. Natural light floods the space, and with direct access to a balcony—maintained by the building management—it's the perfect spot to unwind with a morning coffee or evening glass of wine.

Both bedrooms are generously sized doubles, offering a tranquil retreat at the end of the day, while the contemporary bathroom features a shower. The property also benefits from a secure audio intercom entry system, allocated off-street parking, and access to a well-maintained communal garden.

Ideally located, you're just a short stroll from the vibrant atmosphere of Lark Lane and Aigburth Road, with their array of independent cafés, bars, and boutiques. With Princes Park also within walking distance, this is a home that truly embraces the best of city living while keeping nature on your doorstep.

## **Additional Images**







Kitchen/Lounge



Kitchen/Lounge



Lounge/Balcony



Kitchen/Lounge



Kitchen/Lounge



Hallway



Bedroom

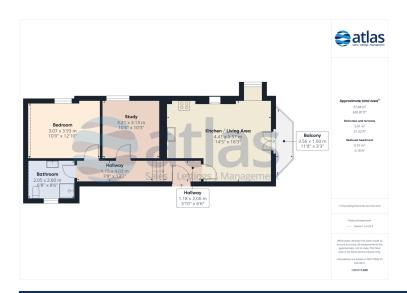


**Communal Gardens** 



Communal Gardens

#### **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.