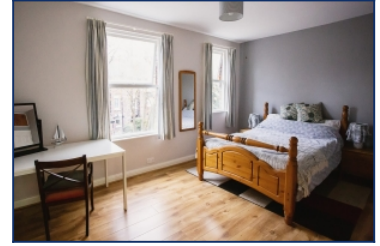
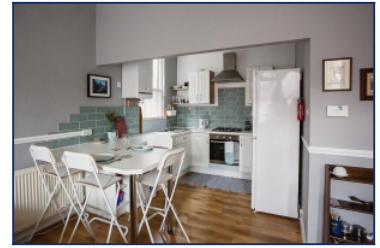


Marmion Road, Aigburth, L17



For Sale - £169,950

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: D59
- Sought After South Liverpool Location
- Master Bedroom with En Suite Bathroom
- Many Original Period Features
- Seconds from Lark Lane, Sefton Park & Aigburth Road
- Set Within a Beautiful Victorian Building
- Modern Fitted Kitchen and Bathrooms
- Two Double Bedrooms
- Served by Excellent Transport Links
- Double Glazing & Gas Central Heating
- Early Viewing Advised!

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £95 per calendar month
- Ground Rent: £250 per annum
- Security: Intercom (Audio Only)
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2009 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3007 (approx)
- Lease Term Remaining: 983 year(s) (approx)
- Service Charge: £95 per calendar month
- Ground Rent: £250 per annum

Description

A STUNNING TWO BEDROOM TWO BATHROOM 1ST FLOOR APARTMENT LOCATED SECONDS FROM SEFTON PARK.

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Aigburth is also home to the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, open plan living/ dining room and kitchen. From the hallway there is a set of stairs leading to the master bedroom with en suite bathroom and a lower level which provides access to a further double bedroom and family bathroom. Externally there is a

good size communal garden to the rear.

The property also benefits from double glazing, gas central heating and a recent renovation throughout.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Room Details

Kitchen

3.33 x 2.69 metres (11' 0" x 8' 10")
Range of wall and base units, window to the side aspect, stainless steel sink with mixer tap, boiler, wood laminate flooring, washing machine, gas hob, electric oven, extractor hood, tiled splash back and breakfast bar.

Living Room

5.38 x 4.60 metres (17' 8" x 15' 2")
Large bay window to the front aspect, wood laminate flooring, open plan aspect to kitchen and two radiators.

Master Bedroom

4.60 x 3.46 metres (15' 2" x 11' 5")
Private staircase providing access, two windows to the rear, laminate flooring, radiator and en suit shower room.

En Suite

2.62 x 1.51 metres (8' 8" x 5' 0")
Shower cubicle, part tiled walls and laminate flooring, W.C, hand wash basin, extractor fan and chrome towel heater.

Bedroom Two

4.62 x 2.96 metres (15' 2" x 9' 9")
Laminate flooring, three windows to the rear and radiator.

Family Bathroom

3.52 x 1.54 metres (11' 7" x 5' 1")
Shower over bath, frosted window to the side aspect, W.C, tiled splash back, laminate flooring, hand wash basin with vanity unit and chrome towel heater.

Additional Images



Bedroom Two



Family Bathroom



Living Room



Kitchen



Living Room



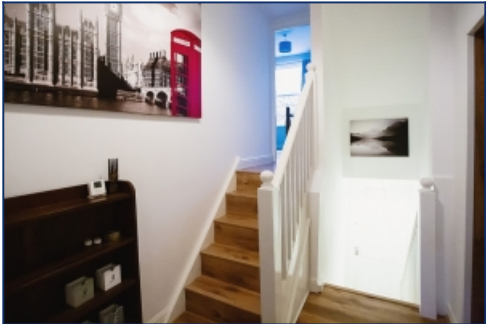
Hallway



Master Bedroom



En Suite



Hallway



Bedroom Two



Family Bathroom



Family Bathroom

Tel: 0151 727 2469
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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.