

## Alma Road, Aigburth, L17



## For Sale - £150,000 Offers in Excess of

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D63
- No Chain
- Architect Designed Fully Refurbished Apartment
- Brand New Modern Fitted Kitchen with Appliances
- Stunning Communal Gardens
- Garage
- Sought After South Liverpool Location
- Served by Excellent Transport Links
- Secure Off Street Car Parking
- Gas Central Heating & Double Glazing
- Early Viewing Advised!

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £1,050 per annum
- Parking: Visitors, On Street, Off Street, Garage
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Fridge, Freezer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/1983 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/2981 (approx)
- Lease Term Remaining: 957 year(s) (approx)
- Service Charge: £1,050 per annum
- Ground Rent: Peppercorn
- Leasehold Information: No ground rent.  
No pets allowed.  
Annual gas safety check included in service charge.  
Reserve fund of £13,000.

### Description

**\*\* FULLY AVAILABLE \*\*** A REFURBISHED 2 BEDROOM APARTMENT SITUATED IN THE SOUGHT AFTER SOUTH LIVERPOOL SUBURB OF AIGBURTH, L17.

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 property briefly comprises of; entrance hallway, fully fitted kitchen open plan to a bright and airy living and dining room, a spacious double bedroom, a single bedroom and modern bathroom. There is a laundry cupboard which is set up to house a washing machine and dryer and storage facility situated outside the front entrance which contains the gas meter and fuse board. Externally, there is an abundance of beautiful communal gardens and private off road parking.

The property also benefits from its own secure garage, LED lighting throughout, UPVC double glazing and a Worcester Bosch combi-boiler with Tado Wi-Fi thermostat.

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

## Room Details

### Kitchen

3.40 x 3.30 metres (11' 2" x 10' 10")

Range of Kutchen Haus matte white wall and base units, identical matte white cladding for splash back and above units, and wall cladding with integrated fridge-freezer, dishwasher, ceramic induction hob, fan oven, Elica hidden extractor fan, premium handmade stainless steel square inset sink with drainboard with Monobloc mixer tap, window to the front aspect and engineered oak wood flooring.

### Living Room

4.40 x 3.30 metres (14' 6" x 10' 10")

Large bay window overlooking communal garden to the rear, carpet flooring, wall mounted TV bracket with HDMI lead and power extension fitted into wall, open plan aspect to kitchen and vertical double convector radiator.

### Bedroom One

4.15 x 3.04 metres (13' 8" x 10' 0")

Wool enriched carpet flooring, double convector radiator, Wallrock thermal lining paper, window over looking communal garden and wardrobes.

### Bedroom Two

3.05 x 2.10 metres (10' 1" x 6' 11")

Window overlooking communal garden to the front aspect, wool enriched carpet flooring and double convector radiator.

### Bathroom

1.90 x 2.00 metres (6' 3" x 6' 7")

Frosted window to the front aspect, W.C, extractor fan, hand wash basin, shower cubicle, sheet vinyl flooring, heated towel radiator, matte white porcelain tiles and Travertine stone tiles.

## Additional Images



Living Room



Living Room



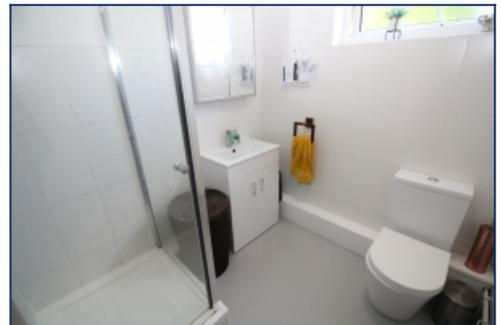
Bedroom One



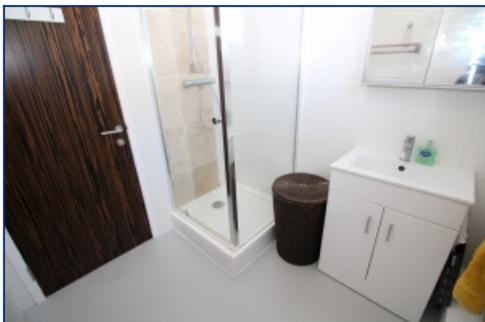
Bedroom One



Bedroom Two



Bathroom



Bathroom



Hallway



Hallway



Communal Gardens



Communal Gardens



Garages



Parking

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