

Livingston Drive South, Aigburth, L17



For Sale - £219,950 Offers in the Region of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D56
- No Onward Chain
- Stunning Period Features Throughout
- Seconds from Sefton Park
- Driveway Parking for 1x Car
- Large Well Maintained Communal Gardens
- Served by Excellent Transport Links
- Secure Entry Video Intercom System
- Top Floor Apartment
- Double Glazing & Gas Central Heating
- Early Viewing Advised!

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 2
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £125 per calendar month
- Ground Rent: £100 per annum
- Security: Intercom (Video)
- Parking: Visitors, On Street, Off Street, Driveway
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2002 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/12/2126 (approx)
- Lease Term Remaining: 102 year(s) (approx)
- Service Charge: £125 per calendar month
- Ground Rent: £100 per annum
- Leasehold Information: Service charge covers cleaning and maintenance of the communal areas, gardening, buildings insurance and window cleaner.

Description

STUNNING TWO BEDROOM TOP FLOOR APARTMENT SITUATED SECONDS FROM SEFTON PARK BENEFITTING FROM NO ONWARD CHAIN.

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 is situated on the top floor and briefly comprises of; hallway, spacious living room, fully fitted kitchen, single bedroom, bathroom and two double bedrooms connected with a staircase. Externally there is driveway parking for one car and large communal rear garden.

The property also benefits from gas central heating and double glazing.

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

Room Details

Living Room

5.00 x 4.40 metres (16' 5" x 14' 6")
Windows to the front and side aspect, hardwood floor, feature fire place and radiator.

Kitchen

4.02 x 2.72 metres (13' 3" x 9' 0")
Range of wall and base units, gas hob and oven, extractor hob, window to the front aspect, tiled floor and splash back, sink with mixer tap, home for appliances and radiator.

Bedroom One

4.32 x 3.83 metres (14' 3" x 12' 7")
Carpet flooring, window to the rear, fitted wardrobes radiator and staircase to the study.

Study

3.88 x 3.76 metres (12' 9" x 12' 5")
Window to the rear, carpet flooring, radiator and stair case to bedroom one.

Bedroom Two

3.01 x 2.27 metres (9' 11" x 7' 6")
Carpet flooring, window to the side aspect and radiator.

Bathroom

2.13 x 1.86 metres (7' 0" x 6' 2")
Tiled floor and part tiled walls, shower over bath, W.C, window to the side aspect and radiator.

Additional Images



Bedroom One



Rear Garden



Living Room



Living Room



Kitchen



Bedroom One



Study



Study



Bedroom Two



Bathroom



Entrance



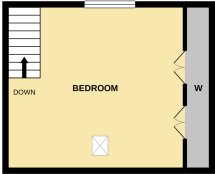
Front Elevation

Floor Plans

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of flats, voids, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The actual layout and dimensions may vary from those shown and no guarantee is given as to their suitability or efficiency for the given use.

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