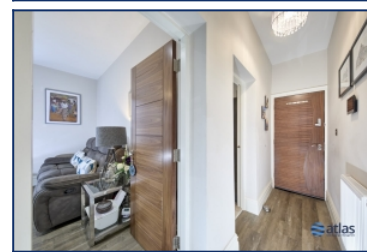


## Sandringham Drive, Aigburth, L17



**For Sale - £160,000 Offers in Excess of**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain
- Well Presented & Ready to Move Into
- Large Open Plan Kitchen/Dining/Living Area
- Bespoke Modern Kitchen with Integrated Appliances
- Large, Contemporary Bathroom with Bath and Separate Shower
- Thermostat Controlled Underfloor Heating in Bathroom
- Spacious, Light and Airy Bedroom
- Allocated & Gated Off Street Parking
- Close to Local Green Spaces - 10 Minute Walk to Both Sefton and Princes Park
- Close to a Wealth of Local Amenities & Transport Links

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 44 square metres / 469 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £737 per annum
- Ground Rent: £150 per annum
- Parking: Off Street, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Fridge/Freezer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2020 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 31/12/2269 (approx)
- Lease Term Remaining: 244 year(s) (approx)
- Service Charge: £737 per annum
- Ground Rent: £150 per annum

### Description

Welcome to 12 Sandringham Drive, Aigburth, L17 - a luxurious haven brought to you by Atlas Estate Agents. This stunning apartment, nestled in a prime location, awaits its new owner to call it home.

Step into a world of contemporary elegance as you enter this one-bedroom retreat. The accommodation, arranged over a single floor, offers convenience

and comfort at every turn. Situated on the ground floor, accessibility is effortless, making it an ideal choice for all.

A culinary delight awaits in the large open plan kitchen/dining/living area. Crafted to perfection, the bespoke modern kitchen boasts integrated appliances, catering to both functionality and style. Entertain guests effortlessly in this expansive space, where culinary creations come to life amidst the backdrop of tasteful design.

Indulge in relaxation in the large, contemporary bathroom, featuring a luxurious bath and separate shower. With thermostat-controlled underfloor heating, every moment spent here is a pampering retreat, ensuring comfort all year round.

The spacious, light, and airy bedroom beckons you to unwind after a long day. With ample space and natural light, it's a sanctuary for peaceful slumber.

Convenience is key with allocated and gated off-street parking, providing security and peace of mind for your vehicle.

Explore the surrounding green spaces with ease, as both Sefton and Princes Park are just a 10-minute walk away. Embrace nature's tranquility or enjoy recreational activities in these nearby havens.

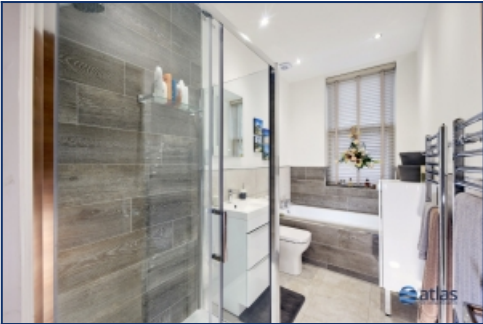
Experience the epitome of urban living with a wealth of local amenities and transport links at your doorstep. From boutique shops to trendy cafes, everything you need is within reach, ensuring a vibrant and connected lifestyle.

Don't miss the opportunity to make this well-presented, move-in-ready apartment your own. With no onward chain, your dream of luxurious living awaits at 12 Sandringham Drive. Contact Atlas Estate Agents today to arrange your viewing and step into a world of refined living.

### Additional Images



Bedroom



Bathroom



Bedroom



Kitchen/Living Area

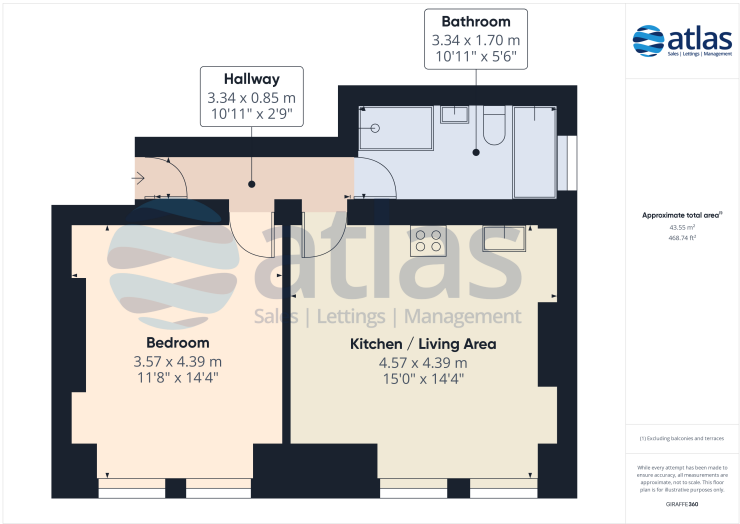


Living Area



Gated Parking

### Floor Plans



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.