

Livingston Drive North, Aigburth, L17



For Sale - £230,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: E41
- No Chain
- Modern Fitted Kitchen and Bathroom
- Seconds Away From Sefton Park & Lark Lane
- Two Double Bedrooms
- Sought after and Private Location
- Off Road Parking for 1x Car
- Served by Excellent Transport Links
- Situated in a Beautiful Coach House
- Double Glazing & Gas Central Heating
- Early Viewing Advised!

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 80 square metres / 861 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £60 per calendar month
- Security: Intercom (Audio Only)
- Parking: On Street, Off Street, Driveway
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Freezer, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/1993 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/12/2117 (approx)
- Lease Term Remaining: 93 year(s) (approx)
- Service Charge: £60 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Any unused service charge amount is put into the sinking fund

Description

AN EXTREMELY WELL PRESENTED TWO BEDROOM TOP FLOOR APARTMENT SITUATED IN A PRIVATE COACH HOUSE 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, staircase leading to first floor, hallway with storage cupboards, two spacious double bedrooms, fitted wardrobes, open plan living / dining room and a separate fully fitted kitchen.

The property also benefits from gas central heating, double glazing and off road parking for one car.

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

Room Details

Living / Dining Room

5.48 x 4.60 metres (18' 0" x 15' 2")

Windows to the front and rear, two radiators and carpet flooring.

Kitchen

2.91 x 1.95 metres (9' 7" x 6' 5")

Range of wall and base units, stainless steel sink with mixer tap, induction hob and electric oven, extractor hood, window to the front aspect, laminate flooring, tiled splash back, washing machine and dishwasher.

Bedroom One

4.74 x 3.61 metres (15' 7" x 11' 11")

Sash window to the side aspect, carpet flooring, cupboard housing boiler and radiator.

Bedroom Two

3.69 x 3.67 metres (12' 2" x 12' 1")

Window to the front aspect, carpet flooring and radiator.

Bathroom

2.36 x 2.20 metres (7' 9" x 7' 3")

Tiled walls, laminate flooring, frosted window to the rear, W.C, hand wash basin, shower cubicle and towel heater.

Additional Images



Bathroom



Dining Area



Living Room



Living Room



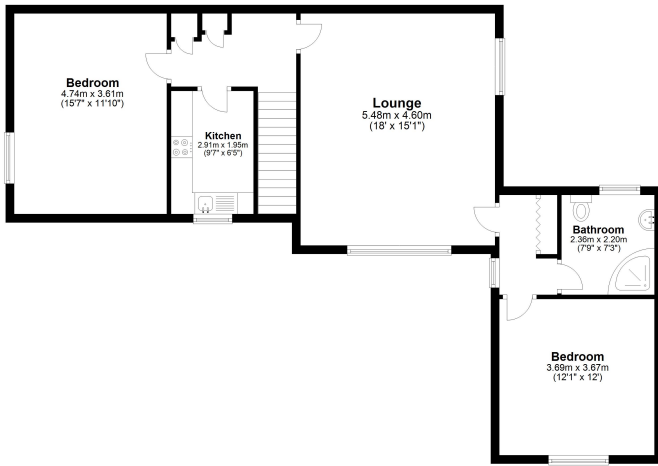
Bedroom Two



Front Elevation

Floor Plans

Ground Floor



Total area: approx. 80.0 sq. metres (860.9 sq. feet)

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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.