

## Aigburth Drive, Aigburth, L17



**For Sale - £294,950 Offers in the Region of**

### Key Features

- 2 Bedroom 3 Bathroom Triplex
- EPC Rating: C71
- An Extremely Well Presented Triplex Penthouse Apartment
- No Onward Chain
- Walk In Wardrobe to Master Bedroom
- En Suite Bathrooms to Both Bedrooms
- Modern Fitted Kitchen with Integrated Appliances
- Views of Sefton Park
- Off Street Parking for Two Cars
- Sought After South Liverpool Location
- Bose Home Sound System Throughout With Individual Room Controls
- Early Viewing Advised

### Further Details

- Tenure: Leasehold
- Floor: 3 (no lift)
- No. of Floors: 3
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £125 per calendar month
- Security: Burglar Alarm, CCTV, Intercom (Video)
- Parking: Visitors, Off Street, Driveway, Communal
- No. of Parking Spaces: 2
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Microwave, Fridge, Freezer, Washer Dryer, Dishwasher, Wine Cooler

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 26/03/2004 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 25/03/2129 (approx)
- Lease Term Remaining: 104 year(s) (approx)
- Service Charge: £125 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Lease term and start date information has been requested from the management company.

### Description

**STUNNING TRIPLEX TWO BEDROOM THREE BATHROOM PENTHOUSE APARTMENT SITUATED ON THE PRESTIGIOUS AIGBURTH DRIVE, 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 accommodation briefly comprises of; entrance vestibule, storage cupboard with plumbing to act as utility room, large family bathroom, large open plan lounge, dining room and kitchen, stairs to lower level double bedroom and en suite and mezzanine master bedroom with walk in wardrobe and large en suite. Externally there is communal off road parking for two cars, secure electric gate entry to driveway with video intercom and large communal rear garden.

The property also benefits from gas central heating, double glazing, integrated Bose home sound system with individual room controls and is finished to a high standard throughout.

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

## Room Details

### Reception Room

4.23 x 7.75 metres (13' 11" x 25' 6")

Sash windows to the rear, wood laminate flooring, open plan aspect to kitchen, stairs leading mezzanine floor and radiator.

### Kitchen

2.42 x 3.20 metres (8' 0" x 10' 6")

Range of wall and base units, granite work tops, window to the rear, wood laminate flooring, tiled splash back, extractor hood, stainless steel sink with mixer tap and integrated appliances.

### Bathroom

4.11 x 5.04 metres (13' 6" x 16' 7")

Floor to ceiling tiles, free standing bath, his and her sinks, W.C, double shower cubicle, two sash windows and sky light.

### Master Bedroom

4.75 x 3.00 metres (15' 8" x 9' 11")

Carpet flooring, exposed wooden beams, sky light, glass partition to walk in wardrobe and access to en suite bathroom

### Walk In Wardrobe

4.05 x 2.20 metres (13' 4" x 7' 3")

Window to the front aspect, exposed wooden beam, wooden floor, fitted wardrobes and furniture.

### En Suite Bathroom

2.40 x 2.70 metres (7' 11" x 8' 11")

Tiled floor and part tiled walls, shower cubicle, W.C, hand wash basin with vanity unit, sky light and chrome towel heater.

### Bedroom Two

3.34 x 2.61 metres (11' 0" x 8' 7")

Carpet flooring, two sash windows, radiator and access to en suite bathroom.

### Bedroom Two En Suite Bathroom

2.48 x 1.03 metres (8' 2" x 3' 5")

Shower cubicle, hand wash basin, W.C, tiled floor and part tiled walls and chrome towel heater.

## Additional Images



Walk In Wardrobe



Front Elevation



Entrance



Living Room





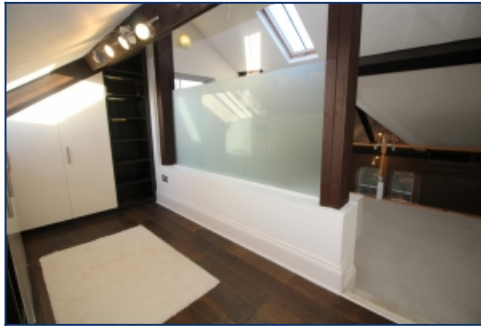
Living Room



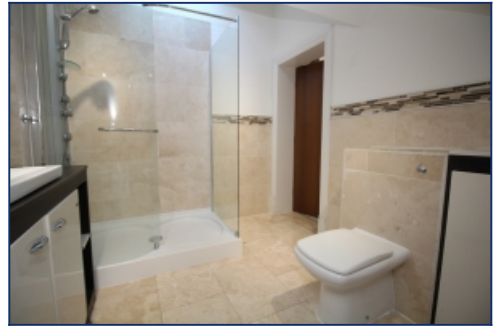
Entrance Hallway



Master Bedroom



Walk In Wardrobe



En Suite



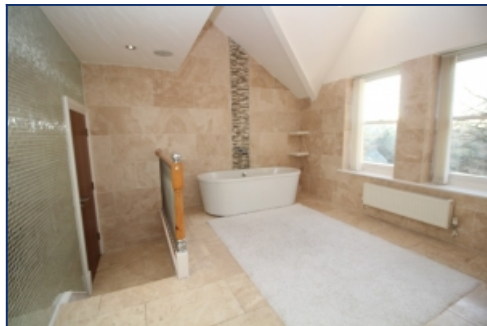
En Suite



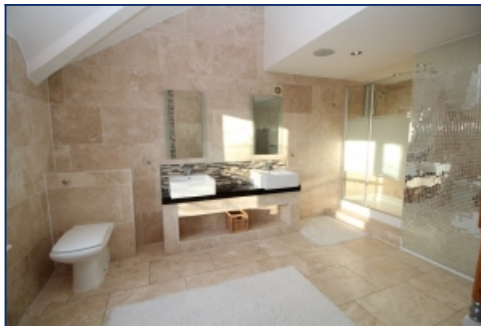
Landing



Bathroom



Bathroom



Bathroom



Bedroom Two



Bedroom Two

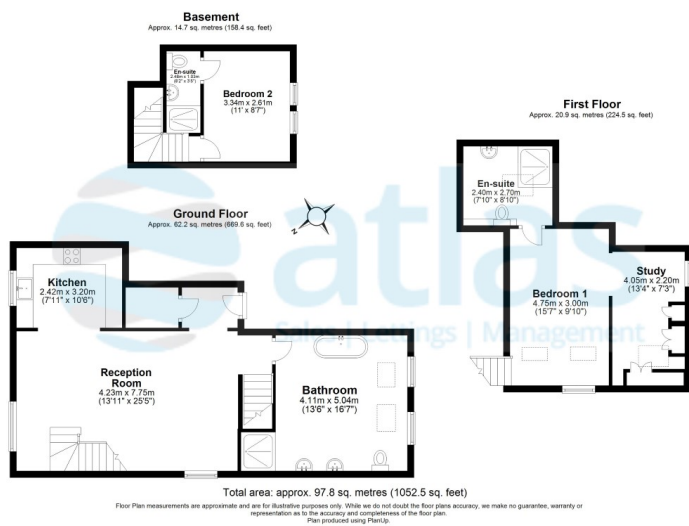


En Suite



En Suite

## Floor Plans



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