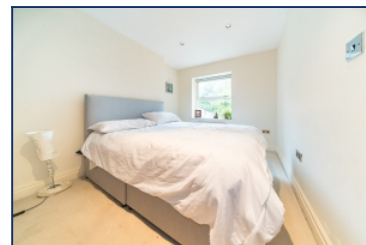


Ullet Road, Aigburth, L17



For Sale - £125,000 Offers Over

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: E54
- Well Presented Accommodation
- Large Open Plan Kitchen/Living/Dining Area
- Situated within Stunning Period Building
- Modern Fitted Kitchen with Appliances
- Served by Excellent Transport Links
- Large Communal Back Garden with Lawn & Patio Area
- On Street Parking
- Burglar Alarm & Video Intercom
- Sought After South Liverpool Location
- Minutes from Sefton Park & Lark Lane

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 46 square metres / 491 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £90 per calendar month
- Ground Rent: £6 per annum
- Security: Burglar Alarm, Intercom (Video)
- Parking: On Street
- Outside Space: Patio/Decking, Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/11/2003 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/10/3002 (approx)
- Lease Term Remaining: 978 year(s) (approx)
- Service Charge: £90 per calendar month
- Ground Rent: £6 per annum
- Leasehold Information: Lease does permit pets
Peppercorn ground rent

Description

A well presented 2 bedroom first floor apartment served by excellent transport links and within walking distance of Sefton Park & Lark Lane

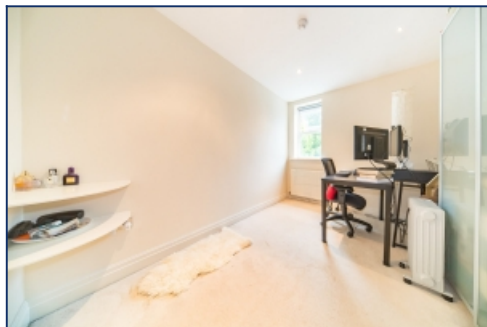
Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw 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 outstanding schools and offers excellent road, rail and bus links to Liverpool city centre.

The property briefly comprises of; entrance hallway, open plan kitchen/living/dining area front living room, two double bedrooms and a bathroom. Externally, there is on street parking and access to rear communal gardens.

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

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

Additional Images



Bedroom 2



Bathroom



Reception Room



Reception Room



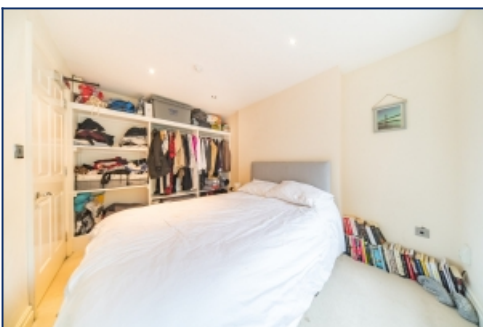
Reception Room



Kitchen



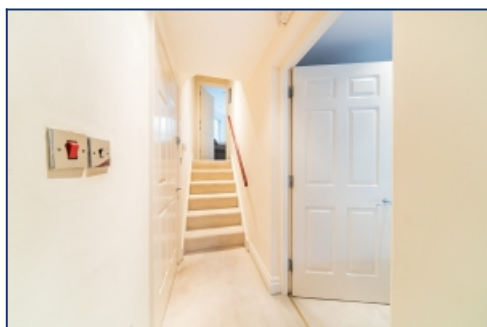
Kitchen



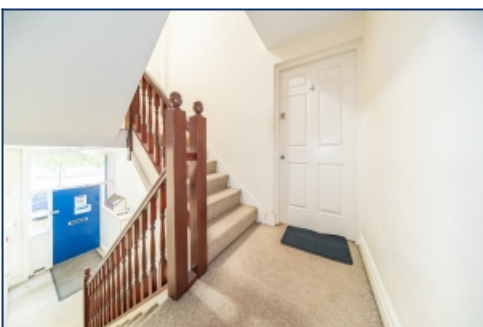
Bedroom 1



Bedroom 2



Hallway

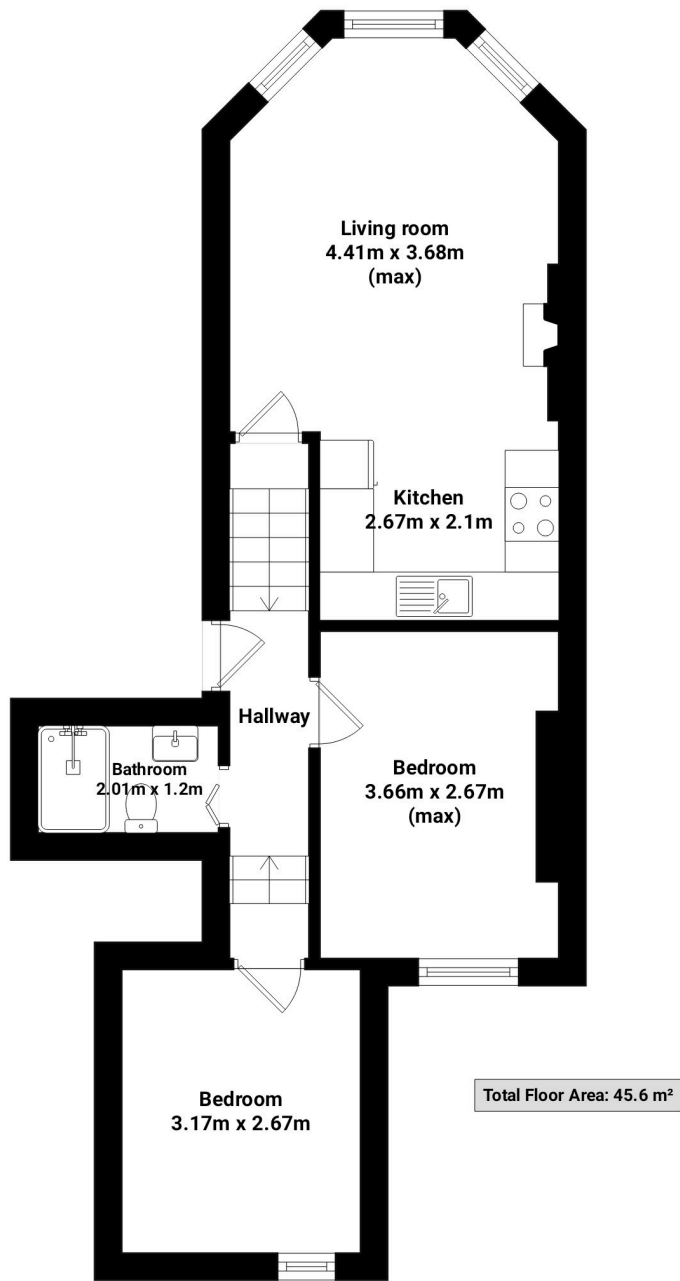


Communal Hallway



Front Elevation

Floor Plans



Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or 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.