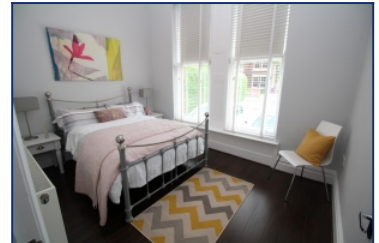


Sandringham Drive, Aigburth, L17



For Sale - £139,950

Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: D57
- Recently Refurbished to a Good Standard
- Situated in a Stunning Victorian Building
- Modern Fitted Kitchen with Integrated Appliances
- Sought After South Liverpool Location
- Excellent Transport Links
- Separate Dressing Room
- Off Street Communal Car Parking
- Communal Gardens
- Double Glazing & Gas Central Heating
- No Chain - Ready to Buy!

Further Details

- Tenure: Leasehold
- No. of Floors: 1
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £100 per calendar month
- Security: Burglar Alarm
- Parking: On Street, Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob, Fridge, Freezer, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/03/2004 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 28/02/3003 (approx)
- Lease Term Remaining: 978 year(s) (approx)
- Service Charge: £100 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: No additional ground rent (included in service charge - peppercorn)
Managed by Andrew Louis.

Description

A RECENTLY REFURBISHED ONE BEDROOM GROUND FLOOR APARTMENT SITUATED IN A STUNNING VICTORIAN BUILDING BENEFITING FROM OFF STREET CAR PARKING AND COMMUNAL GARDENS

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 rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; open plan bay fronted living room and new modern fitted kitchen, good size double bedroom, a walk-in wardrobe with integrated storage and a family bathroom.

The property also benefits from double glazing, gas central heating, communal storage space in the basement, Envirovent ventilation system, double glazed sash windows, Rockdoor, burglar alarm and many original period features.

The building contains 6 apartments in total and features 4 communal car parking spaces which operate on a first come first serve basis.

As an investment, the property is currently vacant but we have previously let and managed the property at a rent of £650 per calendar month. Atlas Estate Agents are able to find quality tenants from just £282.50 and also offer full management at a rate of just 9.5%.

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

Room Details

Living Room

3.99 x 4.51 metres (13' 2" x 14' 10")

Bay window with wood panelling, high skirting boards, electric fireplace, engineered real wood flooring, radiator, TV aerial point, glazed bricks to kitchen area

Kitchen

1.00 x 2.82 metres (3' 4" x 9' 4")

Range of base and wall units, tiled splashback, laminate worktops, tile effect vinyl flooring, gas hob, gas oven, integrated fridge/freezer, integrated washing machine

Master Bedroom

2.80 x 3.73 metres (9' 3" x 12' 3")

Feature double window with wood panelling, high skirting boards, laminate flooring, TV aerial and phone point

Bedroom 2/Walk-in Wardrobe

1.78 x 2.69 metres (5' 11" x 8' 10")

Window to side aspect, integrated wardrobe space/storage, radiator, boiler, engineered real wood flooring

Bathroom

2.64 x 2.90 metres (8' 8" x 9' 7")

Feature shower enclosure with multiple jets/heads, WC, wash basin, window to side aspect, extractor fan, storage, fully tiled floors and walls, chrome towel rail

Additional Images



Communal Garden



Living Room



Living Room



Living Room



Bedroom Two



Bathroom

Tel: 0151 727 2469
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Atlas Estate Agents, 2 Allerton Road,
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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.