

## Livingston Drive, Aigburth, L17



## For Sale - £220,000 Offers Over

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C
- Second-floor Apartment in a Purpose-built Development with Lift Access
- Located in the Highly Sought-after Area of Aigburth
- Ideally Positioned Near the Outskirts of Sefton Park and the Vibrant Lark Lane
- Within Walking Distance to St Michael's Train Station
- Stylish, Modern Kitchen and Luxurious Marble Bathroom
- Additional Marble En-suite to the Master Bedroom
- Allocated Parking Space
- Open-plan Living Area
- Two Generously Sized Double Bedrooms
- Access to Beautifully Maintained Communal Gardens

### Further Details

- Tenure: Leasehold
- Floor: 2 (with lift access)
- No. of Floors: 1
- Floor Space: 55 square metres / 590 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £557 per quarter
- Ground Rent: £135 per annum
- Parking: Off Street, Gated, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/08/2005 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 31/07/2155 (approx)
- Lease Term Remaining: 130 year(s) (approx)
- Service Charge: £557 per quarter
- Ground Rent: £135 per annum

### Description

Brought to the market by Atlas Estate Agents, this stunning two-bedroom apartment, located on the second floor of a desirable purpose-built development with lift access in Livingston Drive, Aigburth, L17, offers a rare opportunity for sophisticated living in one of Liverpool's most sought-after areas.

Arranged across one spacious floor, the property features an open-plan reception room that seamlessly blends into a stylish, modern kitchen, perfect for both relaxation and entertaining. The two generously sized double bedrooms ensure comfort and space, with the master bedroom benefiting from an

additional luxurious marble en-suite bathroom. A second marble-clad bathroom adds further elegance to the accommodation.

With no onward chain, this apartment offers the convenience of hassle-free moving, and with lift access to the second floor, it caters to a range of lifestyles. The property also boasts an allocated parking space and enjoys access to beautifully maintained communal gardens, providing a peaceful retreat from city life.

Ideally positioned on the outskirts of the picturesque Sefton Park and a short stroll from the vibrant cafes and boutiques of Lark Lane, this apartment is also within walking distance of St Michael's train station, offering excellent transport links. This is a fantastic opportunity to secure a stylish, modern home in a prime Aigburth location.

## Additional Images



Bathroom



Communal Hallway



Bedroom One



En-suite



Bedroom Two



Parking



Entrance



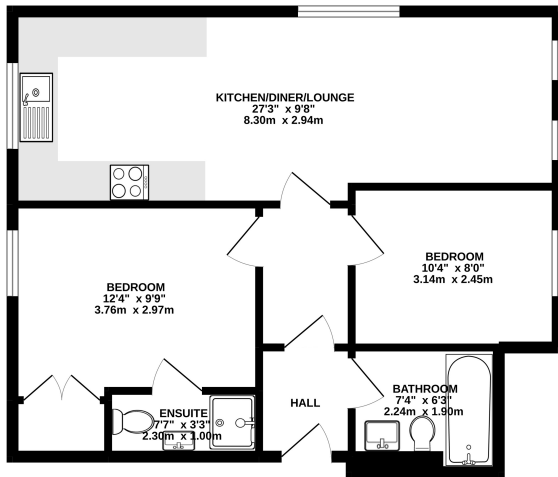
Communal Gardens



Hallway

## Floor Plans

GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the finished measurements, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only and should be used as a guide only. Prospective purchasers are advised to verify the accuracy of the measurements and to seek professional advice as to their suitability or efficiency for their own use.  
Made with Metaphor 12/22



Tel: 0151 727 2469  
Fax: 0151 727 4943

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

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://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.