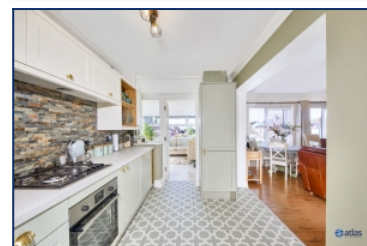


## Mersey Road, Aigburth, L17



**For Sale - £230,000 Offers Over**

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: B
- Extremely Well Presented and Maintained Accommodation
- Recently Refurbished Contemporary Fitted Kitchen with Appliances Included
- Spacious Open Plan Living Room with Large Windows and Feature Fireplace
- Stunning Sunroom with Additional Storage Cupboard
- Master Bedroom with Modern En-suite Shower Room
- Secondary Double Bedroom
- Recently Renovated Modern Bathroom with Jacuzzi Bath
- Extremely Well Maintained Building and Communal Grounds
- 1x Allocated Parking Space & Visitor Parking
- Desirable L17 Aigburth Location - Close to Great Schools, Green Spaces, Amenities and Transport Links

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 88 square metres / 952 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £160 per calendar month
- Security: Intercom (Video)
- Parking: Visitors, Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 25/09/2002 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 24/09/2127 (approx)
- Lease Term Remaining: 102 year(s) (approx)
- Service Charge: £160 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information:
  - The residents manage the developments themselves through a Right to Manage setup.
  - The residents have employed an agent to manage the building on their behalf.
  - As a result, the service charge is moderate and the development is extremely well maintained.

- The residents have recently acquired the freehold and are currently in the process of finalising the transition.

## Description

Welcome to an extraordinary opportunity presented by Atlas Estate Agents: a beautifully appointed apartment located on the prestigious Mersey Road in Aigburth, L17. This exquisite property, situated on the first floor of an immaculately maintained building, offers a harmonious blend of modern luxury and timeless elegance.

Step inside to discover accommodation thoughtfully arranged over one spacious floor. The recently refurbished contemporary kitchen is a culinary delight, boasting top-of-the-line appliances and sleek finishes that cater to your every need. Adjacent to the kitchen, the expansive open-plan living room invites you to unwind in style. Large windows flood the space with natural light, highlighting the feature fireplace that serves as the room's captivating focal point.

Beyond the living area, a stunning sunroom provides a serene retreat. This versatile space, complete with an additional storage cupboard, can be tailored to suit your lifestyle—whether as a cozy reading nook, a home office, or an intimate dining area.

The master bedroom is a sanctuary of comfort, featuring a modern en-suite shower room designed with impeccable attention to detail. The secondary double bedroom is equally inviting, perfect for guests or family members. The recently renovated main bathroom offers a touch of indulgence with its luxurious Jacuzzi bath, promising moments of relaxation and tranquility.

Outside, the extremely well-maintained communal grounds enhance the property's appeal, offering a picturesque setting for residents. The building itself is meticulously cared for, reflecting the pride and attention to detail of its management. For your convenience, the apartment includes one allocated parking space, with additional visitor parking available.

Situated in the highly desirable L17 Aigburth location, this apartment is within easy reach of excellent schools, lush green spaces, and a wealth of local amenities. Superb transport links ensure effortless connectivity to the surrounding areas.

This exceptional apartment on Mersey Road is not just a home; it's a lifestyle. Arrange your viewing today with Atlas Estate Agents and step into a world of refined living.

## Room Details

### Hall

3.84 x 1.15 metres (12' 8" x 3' 10")  
Coving, laminate flooring, radiator and storage cupboard.

### Living / Dining Room

4.88 x 5.25 metres (16' 1" x 17' 3")  
Coving, laminate flooring, windows to the front and side aspects, radiators, electric fireplace with surround, TV point and video intercom.

### Sun Room

3.33 x 3.86 metres (11' 0" x 12' 8")  
Glazed door from kitchen, glazed to all aspects, the effect flooring, radiator and integrated storage.

### Kitchen

2.30 x 3.99 metres (7' 7" x 13' 2")  
Range of kitchen wall and base units, black laminate worktops, 1.5 bowl sink, mixer tap, electric oven, gas hob, housing for washing machine, extractor hood, integrated fridge/freezer, black splashback, tile effect flooring and coving.

### Master Bedroom

3.82 x 3.42 metres (12' 7" x 11' 3")  
Coving, whitewash laminate flooring, windows to the side aspect, fitted wardrobes and radiator.

### En Suite Bathroom

2.57 x 1.79 metres (8' 6" x 5' 11")  
Fully tiled walls and floors, wash basin, shower enclosure, W/C, designer radiator, frosted windows to two aspects, coving, extractor fan and mirrored wall unit.

### Bedroom Two

2.44 x 3.86 metres (8' 1" x 12' 8")  
Window to side aspect, whitewash laminate flooring, radiator, fitted wardrobes and coving.

### Bathroom

1.62 x 3.86 metres (5' 4" x 12' 8")  
Coving, tiled floor, chrome towel rail, W/C, corner jacuzzi bath, wash basin, tiled splashback, frosted window and extractor fan.

## Additional Images





Master Bedroom



Family Bathroom



Entrance



Reception Room



Kitchen



Kitchen



En-suite



Bedroom 2



Bedroom 2



Communal Grounds



Parking

## Floor Plans



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.