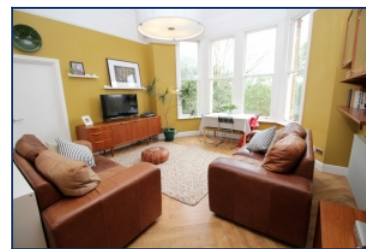


Lakeside House, Aigburth Drive, Aigburth, L17



For Sale - £205,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D66
- No Onward Chain
- Stunning Views of Sefton Park
- Modern Fitted Kitchen and Bathroom
- Served by Excellent Transport Links
- Period Features Throughout
- Sought After South Liverpool Location
- Two Double Bedrooms
- Elkatherm German Electric Radiators
- Driveway Parking
- Early Viewing Advised!

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £125 per calendar month
- Ground Rent: £50 per annum
- Security: Intercom (Audio Only)
- Parking: On Street, Off Street, Driveway
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Microwave, Fridge, Freezer, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 24/04/1996 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 23/04/2121 (approx)
- Lease Term Remaining: 96 year(s) (approx)
- Service Charge: £125 per calendar month
- Ground Rent: £50 per annum

Description

STUNNING TWO BEDROOM APARTMENT OVERLOOKING SEFTON PARK BENEFITING FROM NO ONWARD CHAIN

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 hallway, spacious open plan living/dining room and kitchen with views of Sefton Park, two double bedrooms and a family bathroom. Externally there is driveway parking for one car and a large communal rear garden.

The property also benefits from new ELKATHERM German electric radiators. Which is a modern/intuitive and controllable heating solution which can be operated/controlled using an app on your phone.Â

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

Room Details

Living / Dining Room

6.44 x 4.65 metres (21' 2" x 15' 4")
Large bay window with views of the park, wood effect laminate flooring, 2x radiators, dining area and open plan aspect to kitchen.

Kitchen

Range of wall and base units, integrated fridge/freezer, washing machine, microwave, dishwasher, electric hob and oven, extractor hood and sink with mixer tap. Situated open plan to living room

Bedroom One

3.80 x 2.55 metres (12' 6" x 8' 5")
Window to the front aspect, carpet flooring, radiator and fitted wardrobes.

Bedroom Two

3.01 x 2.84 metres (9' 11" x 9' 4")
Split level room, carpet flooring, window to the front aspect, spotlights, fitted shelves and radiator.

Bathroom

2.61 x 1.55 metres (8' 7" x 5' 2")
Tiled floor and part tiled walls, shower over bath, W.C , hand wash basin with vanity unit and chrome towel heater.

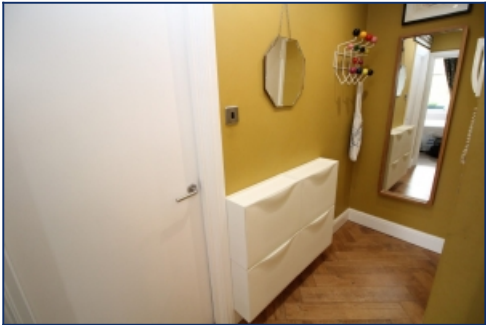
Additional Images



Bathroom



Rear Elevation



Hallway



Living Room



Dining Area



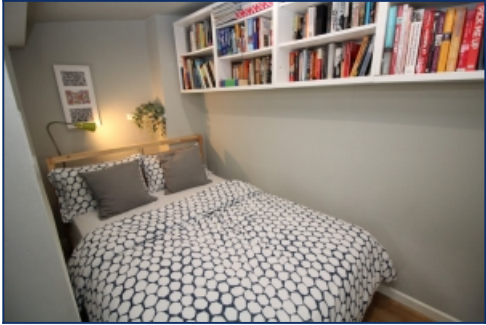
Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two



Communal Hallway



Entrance



Rear Garden



Front Elevation

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.