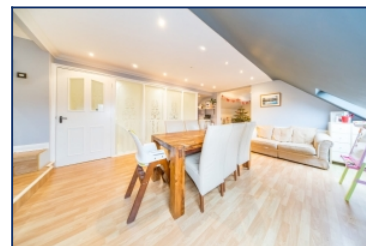


Ullet Road, Aigburth, L17



For Sale - £225,000

Key Features

- 2 Bedroom 1 Bathroom Duplex Apartment
- EPC Rating: D60
- No Chain
- Spacious Living Space
- Set Over Two Floors
- Extremely Well Maintained Communal Gardens
- Allocated Off Street Car Parking
- Situated on Sefton Park & minutes from Lark Lane
- Situated in a Stunning Period Building
- Sought After South Liverpool Location
- Great Views of Sefton Park
- Early Viewing Advised!

Further Details

- Tenure: Leasehold
- Floor: 3 (no lift)
- No. of Floors: 2
- Floor Space: 104 square metres / 1,118 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £113 per calendar month
- Ground Rent: £50 per annum
- Security: Intercom (Audio Only)
- Parking: Visitors, Off Street, Driveway, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/1999 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/12/2123 (approx)
- Lease Term Remaining: 99 year(s) (approx)
- Service Charge: £113 per calendar month
- Ground Rent: £50 per annum
- Leasehold Information: Service charge covers the buildings insurance, cleaning/maintenance of communal areas and gardener.

Pets are allowed.

Description

AN EXTREMELY SPACIOUS 2 BEDROOM DUPLEX APARTMENT BENEFITTING 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 property briefly comprises of; entrance hallway, two double bedrooms and a family bathroom. There is a staircase from the hall leading to the first floor where there is a fully fitted kitchen and two extremely spacious reception rooms with secluded work / study area. Externally there is a car park providing one off road car parking space and visitor parking. To the rear of the property there is a large well maintained garden which has secure gate access to Sefton Park.

The dimensions of this property really need to be viewed to be appreciated and this opportunity will not be on the market for long so contact us today to arrange your viewing!

Additional Images



Bedroom One



Communal Garden



Kitchen



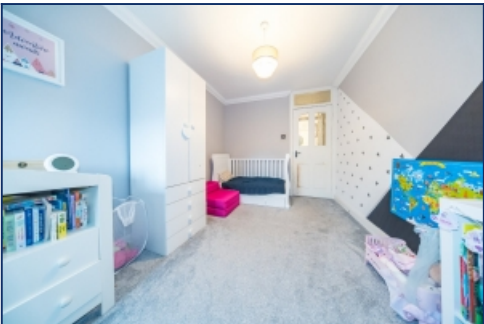
Living Room



Dining Room



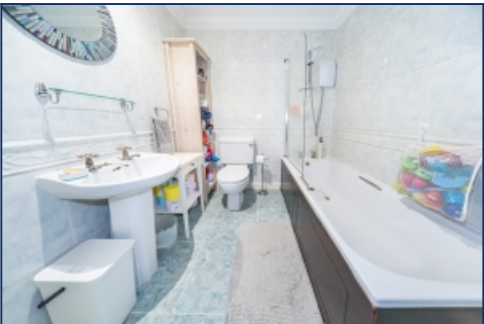
Dining Room



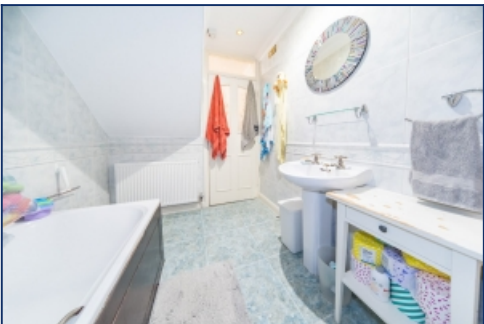
Bedroom Two



Bedroom Two



Bathroom



Bathroom



Front Elevation



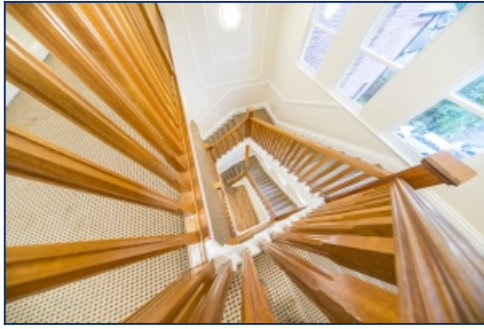
Entrance



Rear Elevation

Communal Garden

Communal Garden



Communal Area

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.