

Marmion Road, Aigburth, L17



For Sale - £150,000 Offers in the Region of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: E53
- No Onward Chain
- Seconds from Lark Lane, Sefton Park & Aigburth Road
- Two Double Bedrooms
- Served By Good Transport Links
- Modern Fitted Kitchen
- Sought After South Liverpool Location
- Situated in a Beautiful Period Building
- Secure Entry Intercom System
- Access to Communal Garden
- Early Viewing Advised!

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 2
- Floor Space: 71 square metres / 768 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £95 per calendar month
- Ground Rent: £250 per annum
- Security: Intercom (Audio Only)
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2009 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3007 (approx)
- Lease Term Remaining: 983 year(s) (approx)
- Service Charge: £95 per calendar month
- Ground Rent: £250 per annum

Description

A SPACIOUS TWO BEDROOM TWO BATHROOM 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 accommodation briefly comprises of; entrance hallway, open plan living/ dining room and kitchen. From the hallway there is a set of stairs leading to

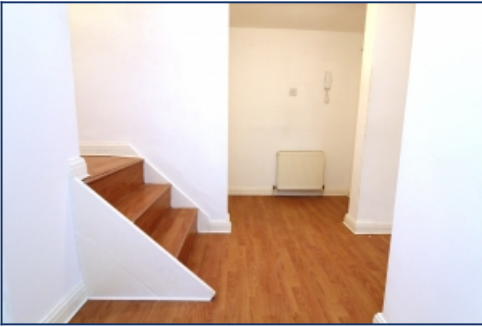
two double bedrooms and a family bathroom.

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

Additional Images



Communal Hallway



Apartment Hallway



Apartment Hallway



Kitchen



Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Front

Floor Plans



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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.