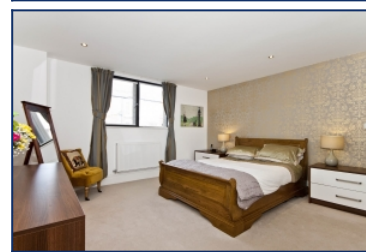
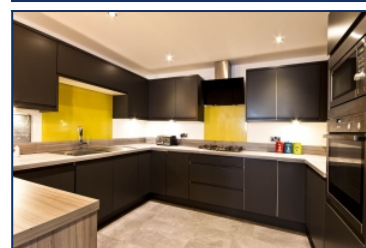


Aigburth Road, Aigburth, L17



For Sale - £300,000 Offers in Excess of

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: B83
- No Chain - Ready to Move Into
- Beautiful Church Conversion
- Bespoke in Construction & Design
- Period Features Retained with Contemporary Twist
- Designer Kitchen with Integrated Appliances
- Fully Tiled High Specification Bathrooms
- Sought After South Liverpool Location
- Minutes from Lark Lane, Sefton Park & Otterspool Promenade
- Served by Excellent Transport Links
- Anthracite Aluminium Double Glazing & Gas Central Heating

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 1,376 square feet / 128 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £85 per calendar month
- Security: Burglar Alarm
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Microwave, Fridge, Freezer, Washer Dryer, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2015 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3013 (approx)
- Lease Term Remaining: 988 year(s) (approx)
- Service Charge: £85 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Share of freehold so no ground rent

Description

A STUNNING 2 BEDROOM 2 BATHROOM APARTMENT SITUATED IN A UNIQUE AND BEAUTIFUL CHURCH CONVERSION

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.

We are delighted to offer for sale this two bedroom ground floor apartment situated in this unique and beautiful church conversion. The former church has been lovingly restored and converted both internally and externally with attention to detail being paid to the restoration of many of the key elements of the existing building. The apartment briefly comprises; communal hallway which sets a precedent for the remainder of the property, a welcoming reception hall, open plan living area combining lounge, dining room and open plan kitchen area. Two double bedrooms with en-suite to master bedroom and a family bathroom.

The property also benefits from anthracite aluminium double glazing, gas central heating, many original period features, a high specification of finish throughout and two storage cupboards situated in the communal hallway on the ground floor.

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

Room Details

Communal Hallway

An impressive and attractive entrance boasts an abundance of natural light, two storage cupboards and tiled flooring.

Apartment Hallway

A welcoming reception hall boasts security intercom system, security alarm system, down lighters, central heating radiator, brushed steel plug sockets, quality wooden flooring and double doors leading to the living area.

Living / Dining Area

8.11 x 5.89 metres (26' 8" x 19' 4")

A bright and spacious room with an abundance of natural light boasts two double glazed windows to the side elevation, three central heating radiators, down lighters, brushed steel plug sockets, deep skirting boards and quality wooden flooring.

Kitchen

3.40 x 3.06 metres (11' 2" x 10' 1")

Fitted with a modern and stylish range of base, wall and drawer units with complementary work surfaces incorporating a 1.5 bowl stainless steel sink unit and drainer, integrated fridge freezer, washer/dryer, dishwasher, microwave, gas hob and oven with extractor fan over, down lighters, tiled flooring, breakfast bar and brushed steel plug sockets.

Bedroom One

5.06 x 4.20 metres (16' 8" x 13' 10")

Fitted with a double glazed window, central heating radiator, thermostat, brushed steel plug sockets, down lighters and carpeted flooring.

En Suite

2.63 x 1.53 metres (8' 8" x 5' 1")

Walk-in shower unit with fixed glazed screen and over head shower, wash basin, low level WC, chromed heated towel rail, fully tiled walls and floor, down lighters.

Bedroom Two

4.11 x 3.76 metres (13' 6" x 12' 5")

Fitted with a double glazed window, built-in wardrobes, central heating radiator, brushed steel plug sockets, down lighters and carpeted flooring.

Family Bathroom

3.98 x 1.73 metres (13' 1" x 5' 9")

Panelled bath with mixer tap, walk-in shower with fixed glazed screen and over head shower, wash basin, low level WC, fully tiled walls and floor, chromed heated towel rail and down lighters.

Additional Images



Bedroom One



Bathroom



Front Elevation



Entrance



Communal Hallway



Communal Hallway



Hallway



Hallway



Living/Dining Area



Living/Dining Area



Living/Dining Area



Living/Dining Area



Kitchen



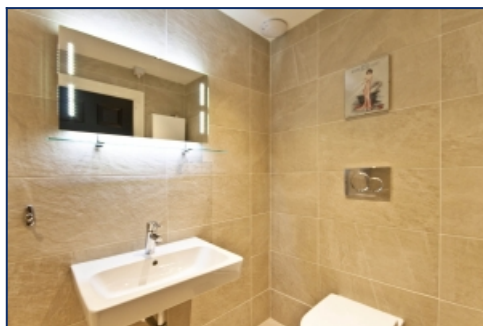
Kitchen



Bedroom One



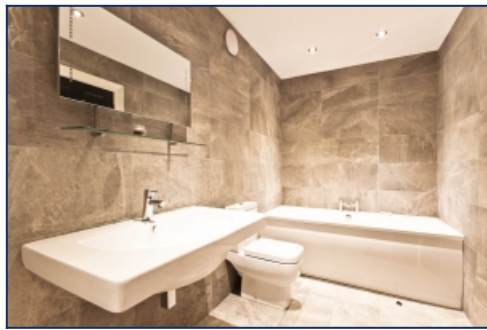
En Suite



En Suite



Bedroom Two



Bathroom

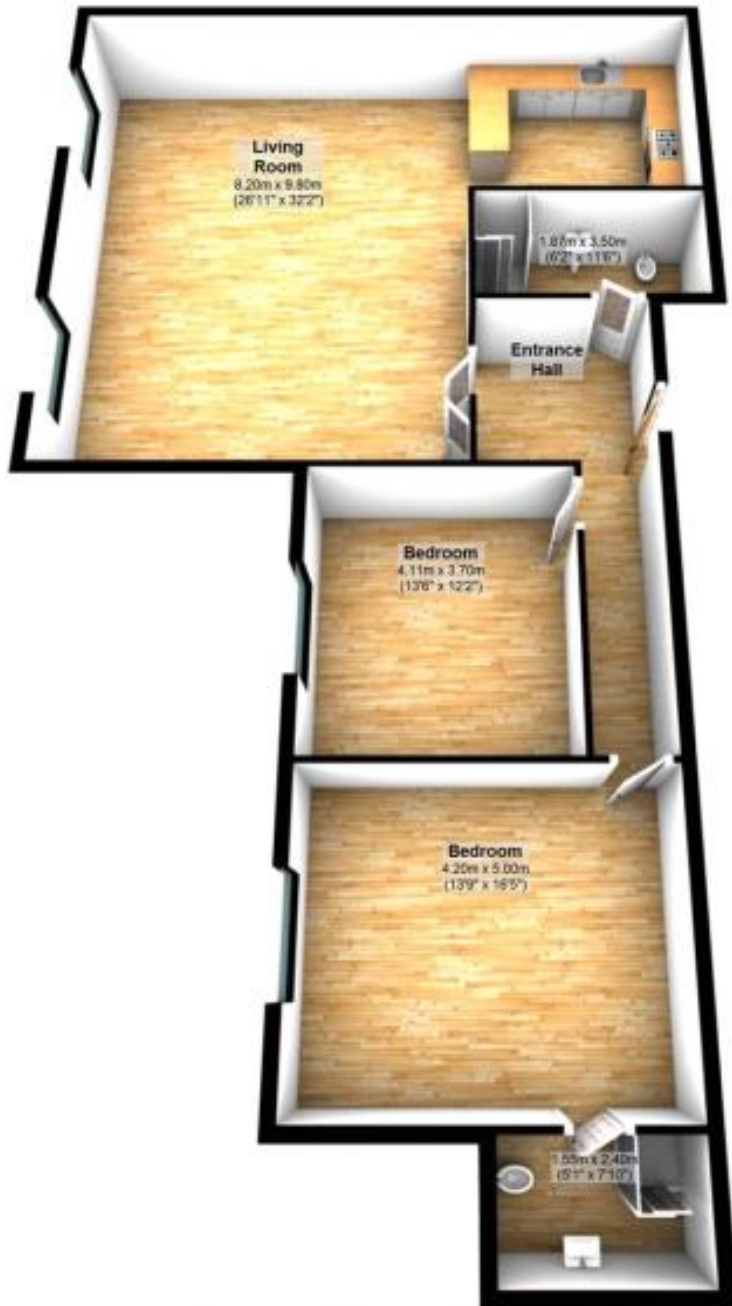


Bathroom

Floor Plans

Ground Floor

Approx. 127.9 sq. metres (1376.9 sq. feet)



Total area: approx. 127.9 sq. metres (1376.9 sq. feet)

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.