

## Grassendale Court, Aigburth, L19



**For Sale - £110,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: Pending
- Fully Refurbished to an Excellent Standard
- No Onward Chain
- Garage & Off Street Parking
- Brand New Modern Fitted Kitchen and Bathroom
- Under Floor Heating Throughout
- Served by Excellent Transport Links
- Two Double Bedrooms
- Local Shops and Amenities
- Double Glazed Throughout
- Early Viewing Advised!

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £55 per calendar month
- Parking: On Street, Off Street, Garage
- No. of Parking Spaces: 1
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Microwave, Fridge, Freezer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/1975 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/2973 (approx)
- Lease Term Remaining: 949 year(s) (approx)
- Service Charge: £55 per calendar month
- Ground Rent: Peppercorn

### Description

A FULLY REFURBISHED TWO BEDROOM APARTMENT BENEFITING FROM NO ONWARD CHAIN

Aigburth is 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 and St Margaret's Academy, and offers excellent rail and bus links to Liverpool city centre.

The property briefly comprises of; entrance hallway, open plan kitchen/living/dining area, two bedrooms and a family bathroom. Externally, there is a garage and off street car parking.

The property also benefits from double glazing, under floor heating and a full refurbishment.

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

## Room Details

### Living Room

5.45 x 3.17 metres (17' 11" x 10' 5")

Window to the front aspect, LVT flooring, open plan aspect to kitchen, utility cupboard and under floor heating.

### Kitchen

4.15 x 2.07 metres (13' 8" x 6' 10")

Range of modern wall and base units, granite work tops, extractor, electric hob and oven integrated microwave, fridge and freezer, under floor heating, window to the front aspect and sink with mixer tap.

### Bedroom One

4.15 x 3.00 metres (13' 8" x 9' 11")

Window to the rear and under floor heating

### Bedroom Two

4.03 x 2.01 metres (13' 3" x 6' 8")

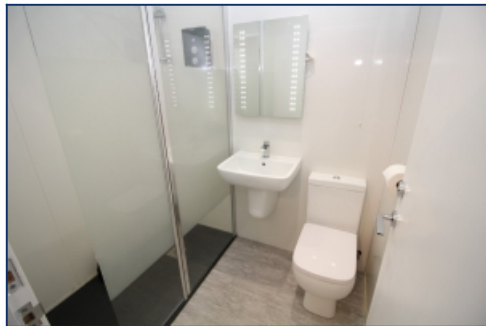
Window to the rear, LVT flooring and under floor heating.

### Bathroom

1.90 x 1.49 metres (6' 3" x 4' 11")

Tiled flooring and walls, shower cubicle, hand wash basin, under floor heating, W.C, extractor fan and LED mirror.

## Additional Images



Bathroom



Garage



Living Room



Dining Area



Utility



Bedroom One

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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