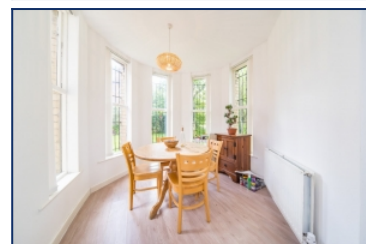


## Linnet Lane, Aigburth, L17



**For Sale - £150,000**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: E52
- Tenants In Situ Until August 2022
- Well Presented Ground Floor Accommodation
- Modern Fitted Kitchen & Bathroom
- Access To Communal Gardens
- Bright & Spacious Rooms
- Close To Local Amenities
- Served By Good Transport Links
- Close To Sefton Park
- Allocated Car Parking Space
- Viewing Highly Recommended

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 61 square metres / 659 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £1,741 per annum
- Ground Rent: £250 per annum
- Security: Intercom (Audio Only)
- Parking: Off Street, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Cooker, Washing Machine

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2016 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 31/12/2265 (approx)
- Lease Term Remaining: 240 year(s) (approx)
- Service Charge: £1,741 per annum
- Ground Rent: £250 per annum
- Leasehold Information: The leasehold restricts pets

Possible opportunity to purchase the leasehold



## Description

A great opportunity to purchase a bright and spacious ground floor apartment.

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 outstanding schools and offers excellent road, rail and bus links to Liverpool city centre and beyond.

The property comprises of; entrance hallway, living/dining room and kitchen. There are two bedrooms and a family bathroom. Externally, there is allocated parking and communal gardens.

As an investment, the property is currently tenanted at £625 per calendar month, please see our website for further information. Atlas Estate Agents can offer full management at a rate of just 9.5%.

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

## Additional Images



Bedroom



Bathroom



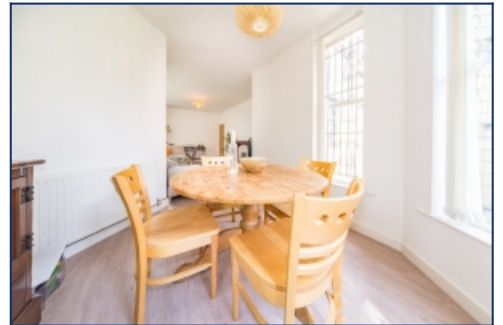
Communal Grounds



Reception



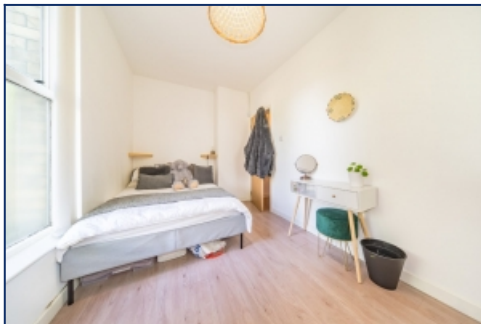
Reception



Dining Area



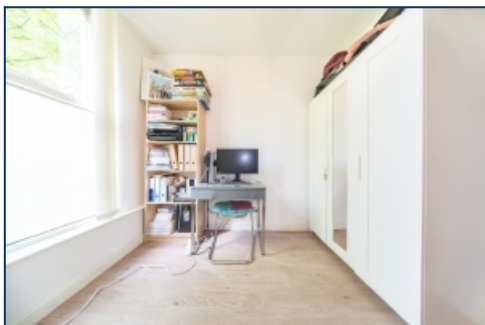
Bedroom



Bedroom



Bedroom 2

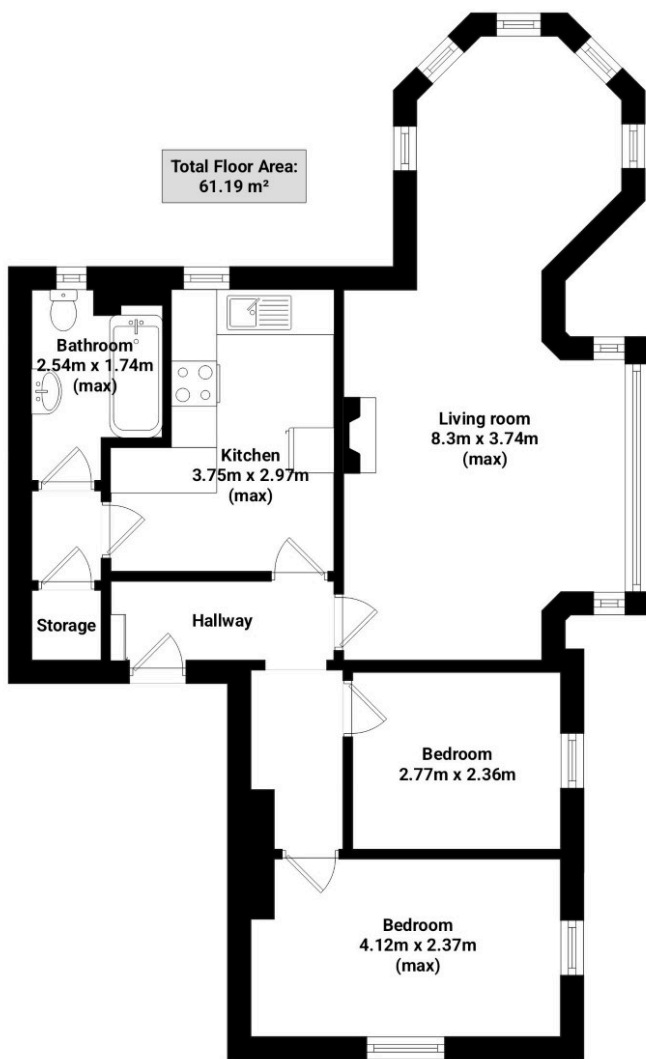


Bedroom 2



Front Elevation

## 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.