

## Merebank Court, Greenbank Lane, Aigburth, L17



**For Sale - £110,000**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D56
- Recent Full Refurbishment
- Stunning Views Across Liverpool
- No Chain
- Seconds from Sefton Park
- Modern High Gloss White Kitchen with Contrasting Worktops
- Sought After South Liverpool Location
- Excellent Transport Links
- Gated Off Street Car Parking
- Excellent Investment Property
- Viewing Highly Recommended

### Further Details

- Tenure: Leasehold
- Floor: 13 (with lift access)
- No. of Floors: 1
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £210 per quarter
- Ground Rent: £50 per quarter
- Parking: Off Street, Gated, Communal
- Outside Space: Balcony
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 22/01/2014 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 21/01/2264 (approx)
- Lease Term Remaining: 239 year(s) (approx)
- Service Charge: £210 per quarter
- Ground Rent: £50 per quarter

### Description

**\*\*\* CASH BUYERS ONLY - IT IS NOT POSSIBLE TO OBTAIN A MORTGAGE AGAINST THE APARTMENTS IN MEREBANK COURT AS IT'S A CONVERTED EX-LOCAL AUTHORITY BLOCK \*\*\***

A WELL PRESENTED 2 BEDROOM 13TH FLOOR APARTMENT BENEFITING FROM OFF STREET CAR PARKING, BALCONY AND AN EXCELLENT SOUTH LIVERPOOL LOCATION

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 accommodation is arranged over one floor and briefly comprises of;

- Modern high gloss white kitchen with a glazed door out onto a small balcony
- Bright and airy living dining/area
- Master bedroom
- Second double bedroom
- Bathroom featuring a bath, shower, wash basin, WC and towel rail

As an investment, the property is currently tenanted as per the tenancy schedule details below. Atlas Estate Agents are able to find quality tenants from just Â£282.50 and also offer full management at a rate of just 9.5%. The property is also available with vacant possession upon completion.

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

## Room Details

### Kitchen

3.30 x 2.20 metres (10' 10" x 7' 3")

Sink, extractor fan, oak effect laminate floor, white painted walls, oak effect worktops, range of white gloss kitchen units, part glazed door to balcony

### Living Room

4.80 x 3.01 metres (15' 9" x 9' 11")

Oak effect Laminate flooring, large windows, TV point, electric heater, white painted wals

### Bedroom 1

2.52 x 4.39 metres (8' 4" x 14' 5")

Neutral carpet, white painted walls, window, electric radiator

### Bedroom 2

3.81 x 2.78 metres (12' 6" x 9' 2")

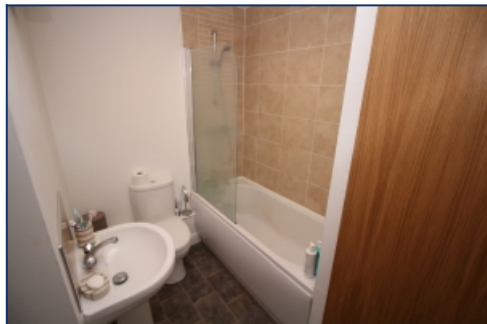
Neutral carpet, white painted walls, window, electric radiator

### Bathroom

2.34 x 1.70 metres (7' 9" x 5' 7")

Bath, shower, part tiled wall, vinyl flooring, wash basin, WC, extractor fan

## Additional Images



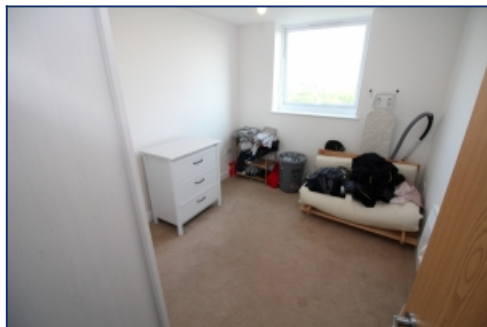
Bathroom



Living/Dining Room



Kitchen



Second Bedroom



Balcony



Views



Parking



Communal Gardens

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Mossley Hill, Liverpool, L18 1LN

Website: [www.atlasestateagents.co.uk](http://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.