

## Mersey Road, Aigburth, L17



**For Sale - £129,950**

### Key Features

- 1 Bedroom 2 Bathroom Apartment
- EPC Rating: C78
- No Chain - Ready to Move Into
- Extremely Well Presented Throughout
- Modern Fitted Kitchen with Integrated Appliances
- Family Bathroom & En-suite Bathroom to Master Bedroom
- Striking Design Features Include Velux Roof Windows & Exposed Wooden Beams
- Stunning Views Across the River Mersey & South Liverpool
- Sought After South Liverpool Location
- Minutes from Aigburth Road, Lark Lane & Sefton Park
- Served by Excellent Transport Links
- Off Street Gated Car Parking

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £86 per calendar month
- Ground Rent: £150 per annum
- Security: Burglar Alarm
- Parking: Visitors, Off Street, Gated, Communal
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washer Dryer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 19/09/2002 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 18/09/2127 (approx)
- Lease Term Remaining: 103 year(s) (approx)
- Service Charge: £86 per calendar month
- Ground Rent: £150 per annum
- Leasehold Information: The residents manage the developments themselves through a Right to Manage company. As a result, the service charge is moderate and the development is extremely well maintained

### Description

AN EXTREMELY WELL PRESENTED 1 BEDROOM 2ND FLOOR APARTMENT BENEFITING FROM STUNNING VIEWS ACROSS SOUTH LIVERPOOL, GATED OFF STREET PARKING AND SITUATED JUST SECONDS FROM AIGBURTH TRAIN STATION

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, living/dining room, kitchen, master bedroom with en-suite bathroom and a family bathroom. To the first floor is an additional office/dressing room/small bedroom.

The property also benefits from double glazing, gas central heating, burglar alarm, Velux roof windows, feature exposed wooden ceiling beams and stunning views across the River Mersey and south Liverpool.

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

Room Details

Hall

Fuse board, alarm control panel and laminate flooring.

Living/ Dining Room

4.33 x 4.51 metres (14' 3" x 14' 10")

Intercom, exposed wood feature staircase, exposed wooden ceiling beams, TV and phone points, glazed aspect to rear, radiator and laminate flooring.

Kitchen

2.10 x 3.27 metres (6' 11" x 10' 9")

Range of kitchen wall and base units, laminate worktops, 1.5 bowl sink with mixer tap, tiled splashback, laminate flooring, integrated gas hob, electric oven, extractor hood, fridge/freezer, washer/dryer, dishwasher and combi boiler.

Bedroom

6.14 x 4.30 metres (20' 2" x 14' 2")

Phone and TV point, exposed wooden beams, windows to several aspects, velux roof window, radiator and carpet flooring.

En Suite Bathroom

2.71 x 1.60 metres (8' 11" x 5' 3")

Bath, thermostatic shower, shower screen, W/C, wash basin, shaving point, chrome tiled rail, laminate flooring, exposed wooden ceiling beams, tiled splashbacks, extractor fan and Velux roof window.

Family Bathroom

1.79 x 2.29 metres (5' 11" x 7' 7")

Shower enclosure with thermostatic shower, bidet, wash basin, W/C, tiled splashback, chrome towel rail extractor fan, laminate flooring and Velux roof window.

Loft Room

2.95 x 6.00 metres (9' 9" x 19' 9")

Exposed wood feature staircase, radiator. integrated storage, velux roof window and carpet flooring.

Additional Images



Bathroom



Bedroom



Living / Dining Room



Living / Dining Room



Bedroom



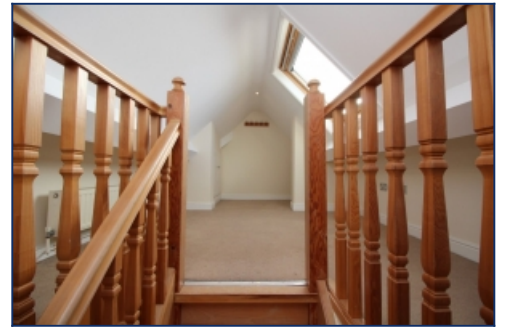
Bedroom



Bedroom



En Suite



Loft Room



Loft Room



View

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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.