

Dundonald Road, Aigburth, L17



For Sale - £269,000

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: B82
- An Extremely Well Presented Duplex Apartment
- Minutes from Lark Lane, Sefton Park & Otterspool Promenade
- Fully Tiled High Specification Bathrooms
- Served by Excellent Transport Links
- Designer Kitchen with Integrated Appliances
- Many Period Features Retained Throughout
- Master Bedroom with En Suite Bathroom
- Anthracite Aluminium Double Glazing & Gas Central Heating
- Sought After South Liverpool Location
- Viewing Highly Recommended

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £55 per calendar month
- Security: Intercom (Audio Only)
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob, Microwave, Washing Machine, Dishwasher

Description

A BEAUTIFULLY PRESENTED 2 BEDROOM 2 BATHROOM DUPLEX APARTMENT SITUATED IN A UNIQUE AND IDEALLY DESIGNED 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 over two floors 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. To the first floor there are 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 and a high specification of finish throughout.

The property is a virtual freehold and held on a 999 year lease as from 1/1/2016. Each leaseholder owns a share of the freehold. The service charge is

below average at approximately Â£55 per calendar month.

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

Room Details

Hallway

2.69 x 2.51 metres (8' 10" x 8' 3")

Stairs to first floor, storage cupboard, wood laminate flooring and radiator.

Living / Dining Room

7.44 x 7.84 metres (24' 5" x 25' 9")

Wood laminate flooring, built in cupboard housing boiler, windows to the side aspect and radiator.

Kitchen

7.44 x 7.84 metres (24' 5" x 25' 9")

A range of white gloss wall and base units, wood effect laminate work tops, breakfast bar, tiled splash back, extractor hood gas hob and oven, tiled flooring, sink with mixer tap, built in microwave, fridge/freezer washing machine and dishwasher.

Bedroom One

7.44 x 3.27 metres (24' 5" x 10' 9")

Large feature windows to the side aspect, carpet flooring, built in wardrobes, radiator, spotlights and access to en suite bathroom.

Bedroom Two

2.50 x 0.97 metres (8' 3" x 3' 3")

Shower cubicle, floor to ceiling tiles, W.C, hand wash basin, extractor fan and chrome towel rail.

Bedroom Two

3.08 x 4.41 metres (10' 2" x 14' 6")

Built in wardrobes, carpet flooring, two sky lights, radiator, spotlights and exposed beams.

Bathroom

2.39 x 3.33 metres (7' 11" x 11' 0")

Floor to ceiling tiles, waterfall shower over bath, W.C, chrome towel radiator, hand wash basin and sky light.

Additional Images



Bathroom



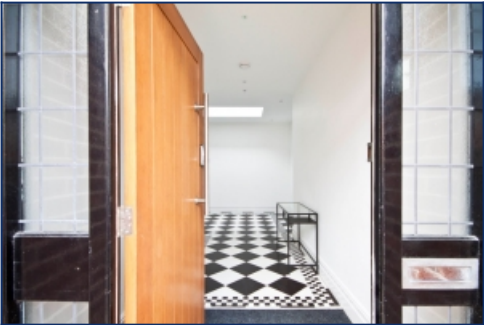
Bedroom One



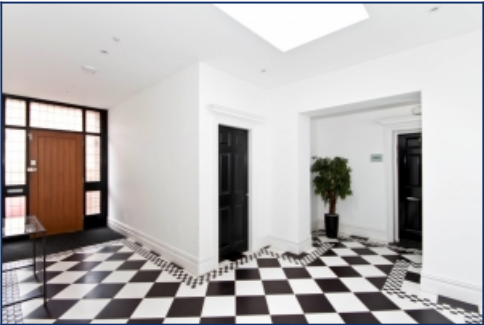
Exterior



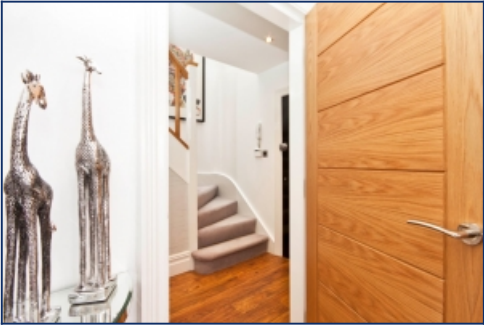
Entrance



Entrance



Entrance Hallway



Hallway



Living Room



Living Room



Dining Area



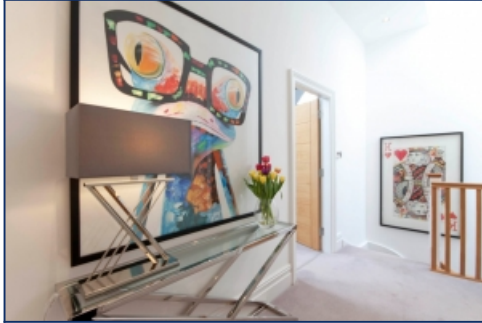
Dining Area



Kitchen



Kitchen



Landing



Bedroom One



Bedroom One



Bedroom One



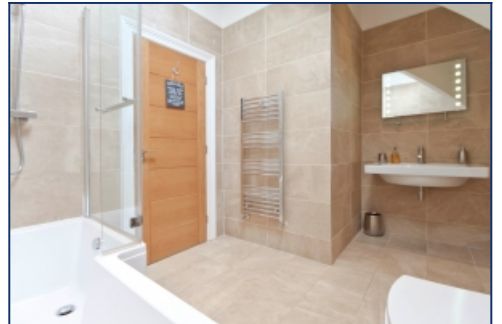
En Suite



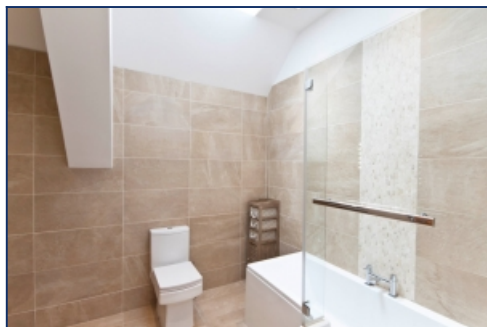
Bedroom Two



Bedroom Two

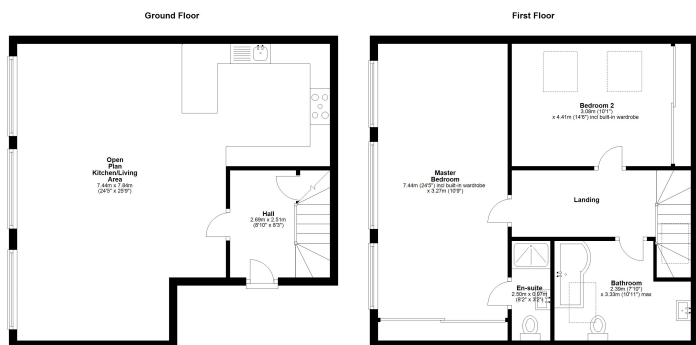


Bathroom



Bathroom

Floor Plans



Floor plans are intended to give a general indication of the proposed layout only. All measures and dimensions are not intended to form part of any contract or warranty. They are for information only.

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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.