

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Aigburth Drive

Liverpool, L17 4JE

Asking Price £220,000

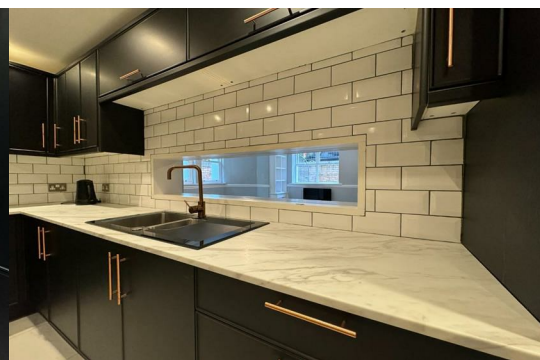
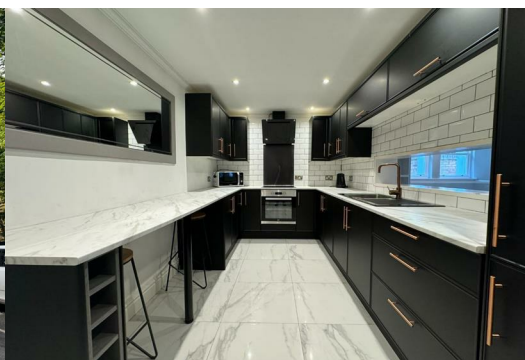


Welcome to this charming 2-bedroom, 2-bathroom flat located on Aigburth Drive in the vibrant city of Liverpool. Situated in a sought-after area on the edge of Sefton Park, this basement apartment has been fully refurbished to a high standard, offering a modern and comfortable living space.

Upon entering the property through its own front door, you are greeted with an abundance of natural light that fills the rooms, creating a warm and inviting atmosphere. The outdoor terrace provides a lovely spot to relax and enjoy the fresh air, while the allocated parking space ensures convenience for those with a vehicle.

The property boasts a modern fitted kitchen, perfect for whipping up delicious meals, and a small utility room for added convenience. With two well-appointed bedrooms and two bathrooms, this flat offers ample space for a small family, professionals, or even as an investment opportunity.

In addition to the fantastic features of the property, the practicalities are also taken care of with a service charge of £208 per month, ground rent of £50 per annum, and an impressive lease length of 970 years, providing



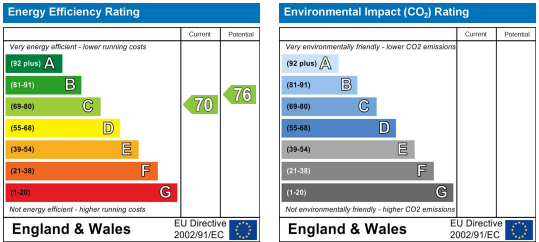
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.