



## 10 Aster Court Southport Road, Liverpool, L31 2HD

### Asking Price £130,000

Welcome to this charming GROUND FLOOR apartment located on Southport Road in the desirable area of Lydiate, Liverpool. This delightful property features two spacious DOUBLE bedrooms, making it an ideal choice for FIRST TIME BUYERS, DOWNSIZERS or INVESTORS seeking a promising rental yield.

As you enter, you will appreciate the convenience of having your own front door, providing a sense of privacy and independence. The apartment boasts a well-proportioned reception room with Open-Plan KITCHEN maximising space and perfect for entertaining guests.

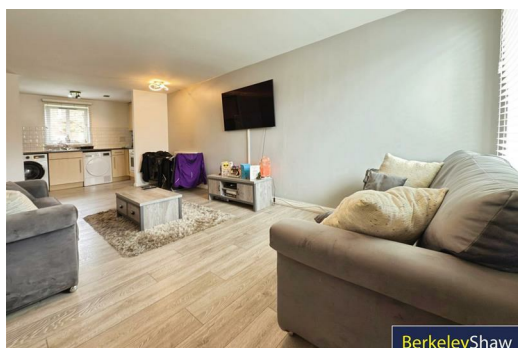
The property includes a well-appointed bathroom, catering to all your essential needs.

With 129 years remaining on the lease, you can enjoy peace of mind regarding your investment. Additionally, the apartment benefits from designated parking, a valuable feature in this prime location.

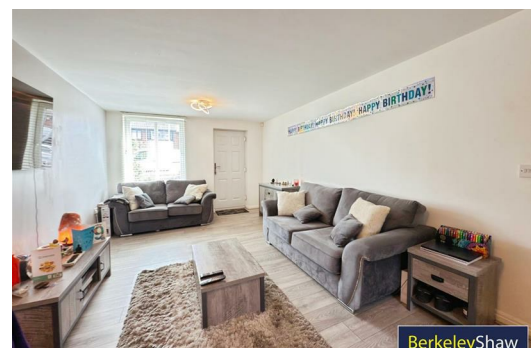
Situated in LYDIATE, this apartment offers easy access to local amenities, transport links, and green spaces, making it a wonderful place to call home. Whether you are looking to settle down or invest, this property presents an excellent opportunity. Do not miss the chance to view this appealing apartment that combines comfort, convenience, and potential.



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Hall

Kitchen

10'2" x 6'2" (3.10 x 1.90)

Lounge/Diner

15'8" x 11'1" (4.80 x 3.40)

Bedroom 1

16'0" x 9'10" (4.90 x 3.00)

DOUBLE

Bedroom 2

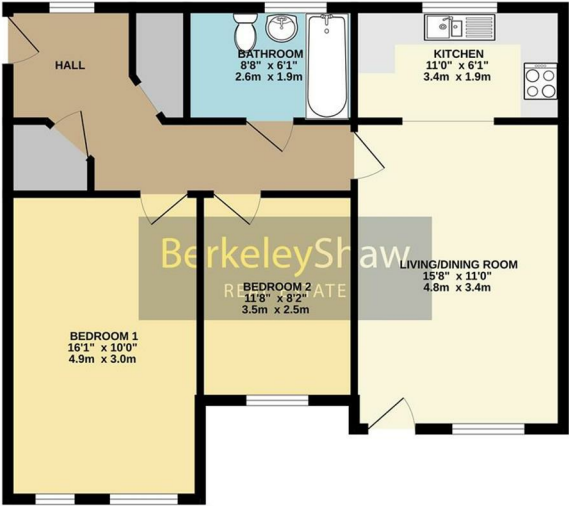
11'5" x 8'2" (3.50 x 2.50)

DOUBLE

Bathroom

8'6" x 6'2" (2.60 x 1.90)

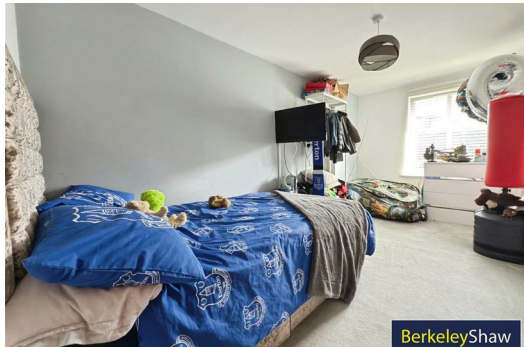
GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         | 69                      |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                                           |
|-----------------------------------------------------|---------|-----------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                 |
| Very environmentally friendly - lower CO2 emissions |         |                                                                                                           |
| (92 plus) A                                         |         |                                                                                                           |
| (81-91) B                                           |         |                                                                                                           |
| (69-80) C                                           |         |                                                                                                           |
| (55-68) D                                           |         |                                                                                                           |
| (39-54) E                                           |         |                                                                                                           |
| (21-38) F                                           |         |                                                                                                           |
| (1-20) G                                            |         |                                                                                                           |
| Not environmentally friendly - higher CO2 emissions |         |                                                                                                           |
| England & Wales                                     |         | EU Directive 2002/91/EC  |

TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various systems and appliances shown have not been tested and are guaranteed as to have operating or intended carbon footprint.  
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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

