

## Aigburth Vale, Aigburth, L17



**For Sale - £210,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Sold with No Onward Chain
- Lounge with Electric Fireplace and Access to Private Balcony
- Stylish Contemporary Kitchen with Modern Fittings
- Three Double Bedrooms
- Sleek and Modern Family Bathroom
- Handy Storage Cupboard Located Off the Hallway
- Integrated Ventilation System for Enhanced Air Quality
- Additional Storage Available in Loft Space
- Just a Short Walk from the Iconic Sefton Park
- Situated in the Highly Sought-after Aigburth L17 Area

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 697 square feet / 65 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £1,389 per annum
- Ground Rent: £10 per annum
- Security: Intercom (Audio Only), Intercom (Video)
- Parking: Communal
- No. of Parking Spaces: 1
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Fridge/Freezer, Washing Machine

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 23/07/1990 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 22/07/2115 (approx)
- Lease Term Remaining: 89 year(s) (approx)
- Service Charge: £1,389 per annum
- Ground Rent: £10 per annum
- Leasehold Information: The leasehold property has a start date of 23rd July 1990, with an original lease term of 125 years. The lease extension process is currently underway with the freeholder, and once completed, the term will be extended by 90 years, bringing the total to 180 years. The ground rent is £10 per year, included in the service charge, and there is no known mechanism for it to

increase.

The property does not include a share of the freehold. The current service charge is £1,388.84 for the 2024/25 budget, with the next year's budget due to be confirmed in the coming months. There are no major works planned that would impact the service charge.

Permission is required from the freeholder to keep pets, though this is typically granted with ease—as was the case with the current owner's cat. There are no restrictions on sub-letting.

## Description

Brought proudly to the market by Atlas Estate Agents, this beautifully presented three-bedroom apartment offers stylish, contemporary living in the ever-desirable Aigburth Vale, L17. Perfectly placed on the second floor of a well-maintained development, this spacious home is arranged across one level and is ideal for professionals, families or downsizers seeking convenience, comfort and location.

Step inside and discover a generous lounge, featuring a modern electric fireplace and direct access to a private balcony – the perfect spot for morning coffee or evening relaxation. The sleek and contemporary kitchen boasts modern fittings and ample storage, designed with both function and flair in mind.

The apartment offers three well-proportioned double bedrooms, all presented in a tasteful, neutral palette. A stylish, modern family bathroom complements the living space, along with a handy storage cupboard off the hallway, and additional loft storage – a rare and welcome bonus in apartment living.

An integrated ventilation system ensures enhanced air quality throughout, adding to the overall comfort of this impressive home.

With no onward chain, this is a superb opportunity to secure a move-in-ready apartment in the sought-after L17 postcode. Just a short stroll from the iconic Sefton Park and close to excellent transport links, cafes and amenities, this property truly ticks all the boxes for modern Liverpool living.

Early viewing is highly recommended.

## Additional Images



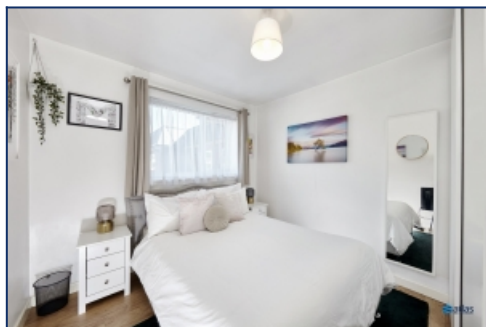
Kitchen



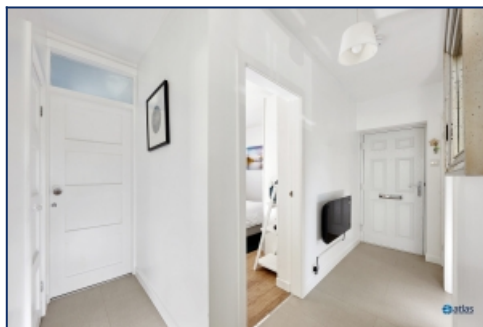
Lounge



Bathroom



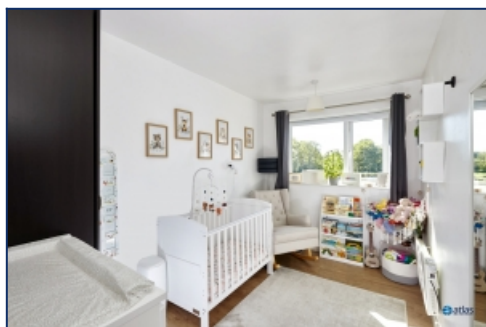
Bedroom



Hallway



Bedroom



Bedroom



Front Elevation

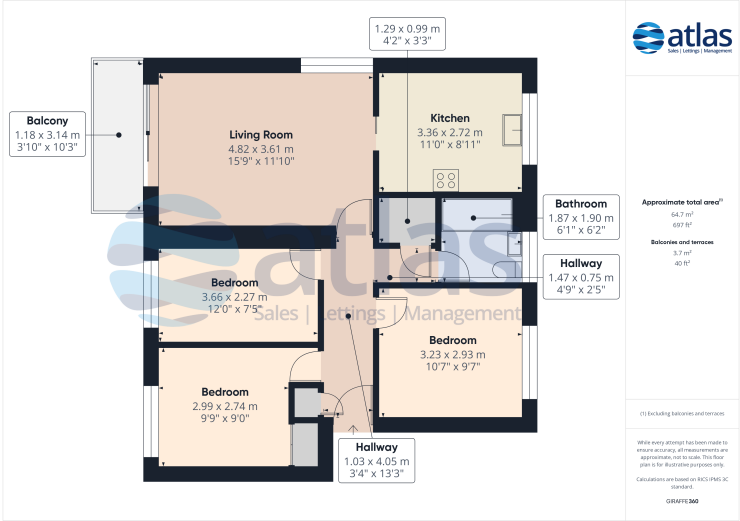


Communal Car Parking



External

Floor Plans



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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.