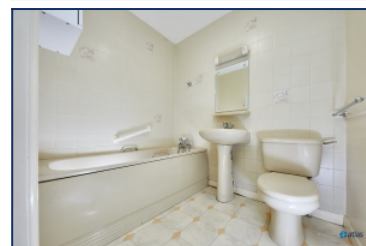


## 5 Aigburth Vale, Aigburth, L17



**For Sale - £110,000 Offers Over**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Offered with No Onward Chain
- Ground Floor Apartment Offering Step-Free Access
- Excellent Potential to Update and Make Your Own
- Kitchen with Plenty of Worktop and Storage Space
- Spacious Double Bedroom with Ample Natural Light
- Useful Storage Cupboard Located Off the Hallway
- Located in the Highly Sought-After Aigburth L17 Area
- Communal Off-Street Parking for Residents
- Within Easy Walking Distance of Sefton Park
- Well Connected by Excellent Local Transport Links

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 492 square feet / 46 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £2,643 per annum
- Ground Rent: £195 per annum
- Security: Intercom (Audio Only)
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Fridge

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/1990 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/12/2114 (approx)
- Lease Term Remaining: 89 year(s) (approx)
- Service Charge: £2,643 per annum
- Ground Rent: £195 per annum

### Description

Offered for Sale by Atlas Estate Agents - Ground Floor Apartment in Sought-After Aigburth, L17

Exclusive to over 60s only

Nestled within the ever-popular 5 Aigburth Vale, this ground floor apartment presents an excellent opportunity for the over 60s to enjoy comfortable,

accessible living in the heart of Aigburth, L17. With the added benefit of no onward chain, this property offers a straightforward purchase and the chance to move in without delay.

The accommodation is arranged over a single, accessible level with step-free access, ideal for ease and comfort. Inside, you'll find a bright and spacious reception room, perfect for relaxing or entertaining, and a well-proportioned kitchen, complete with generous worktop space and ample storage to meet all your culinary needs.

A large double bedroom, bathed in natural light, provides a peaceful retreat, while a well-appointed bathroom with an Appello emergency alarm facility offers added peace of mind. This system connects directly to the on-site manager (available Monday to Friday) or a 24/7 call centre, depending on availability. A handy storage cupboard off the hallway completes the layout.

Residents also benefit from access to a welcoming communal lounge with a kitchenette, providing a sociable space to meet neighbours and enjoy community activities.

Additional features include communal off-street parking and the convenience of a lift within the building. The lush greenery of Sefton Park is just a short stroll away, and with excellent local transport links, you're well connected to the city centre and beyond.

An ideal choice for those over 60 seeking comfortable, well-located accommodation with a friendly community atmosphere – this apartment is not to be missed.

Additional Images



Hallway



Lounge



Lounge



Kitchen



Kitchen



Kitchen



Bedroom

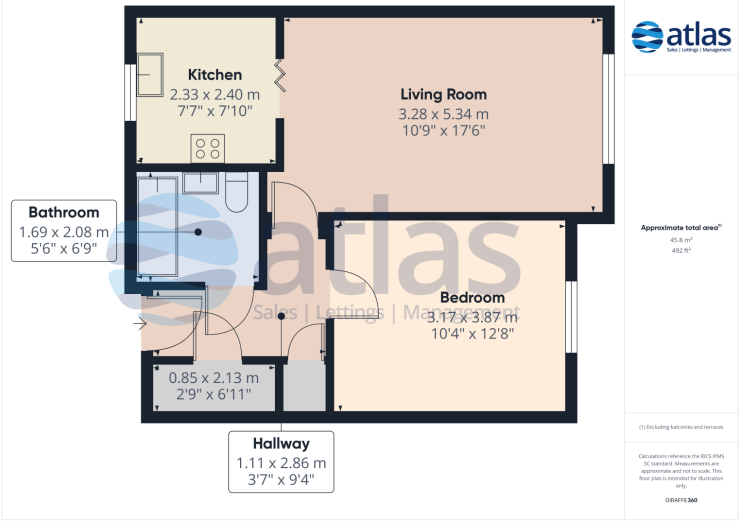


Communal Garden



Communal Garden

Floor Plans



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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.