

## Aigburth Vale, Aigburth, L17



**For Sale - £70,000 Offers Over**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain
- Exclusive Over 60s Retirement Development
- Excellent Potential for Personalisation and Improvement
- Bright and Welcoming Lounge
- Generous Double Bedroom
- Well-Planned Fitted Kitchen
- Allocated Parking
- Within Walking Distance of Sefton Park
- Sought-After Aigburth, L17 Location
- Access to a Beautifully Maintained Communal Garden

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 497 square feet / 46 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £282.47 per month
- Ground Rent: £195 per year
- Parking: Visitors, Communal, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Cooker

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 12/07/1990 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 11/07/2115 (approx)
- Lease Term Remaining: 89 year(s) (approx)
- Service Charge: £282 per calendar month
- Ground Rent: £195 per annum

### Description

Brought to the market by Atlas Estate Agents, this first-floor apartment offers an excellent opportunity to secure a home within an exclusive over-60's retirement development in the ever-popular Aigburth Vale, L17.

Set within beautifully maintained communal grounds, the property enjoys a peaceful setting while still being just a short stroll from the open green spaces of Sefton Park and the wealth of amenities Aigburth has to offer.

The accommodation is arranged over one well-planned floor and briefly comprises a bright and welcoming reception room, a generous double bedroom, a fitted kitchen, and a bathroom. The apartment further benefits from an allocated parking space, as well as access to attractive shared gardens, providing a lovely spot to relax and unwind.

Whilst the property would benefit from a degree of modernisation, it offers excellent potential for personalisation and improvement, giving any purchaser the chance to create a home tailored to their own taste and lifestyle.

With no onward chain and set in one of South Liverpool's most sought-after locations, this apartment represents an ideal opportunity to downsize or enjoy retirement living in comfort and convenience.

## Additional Images



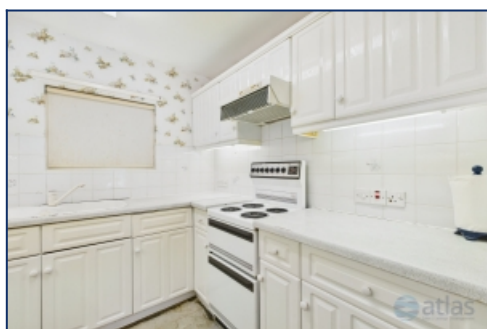
Hallway



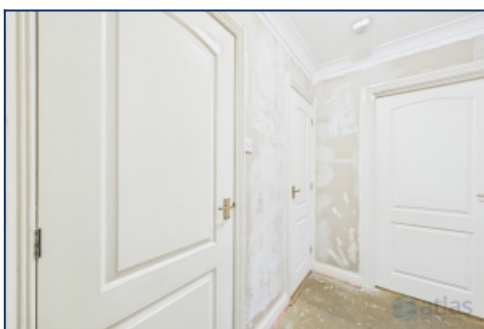
Lounge



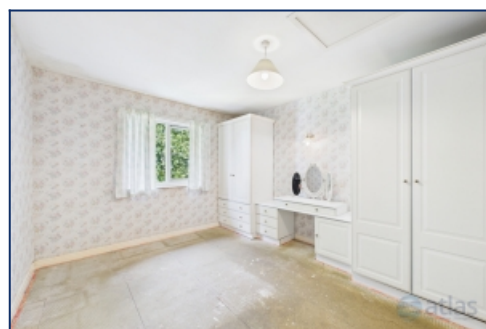
Kitchen



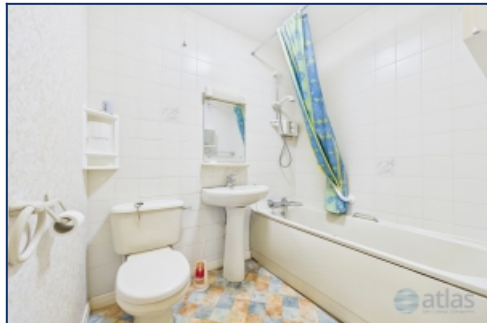
Kitchen



Hallway



Bedroom



Bathroom



Back Communal Gardens



Back Communal Gardens

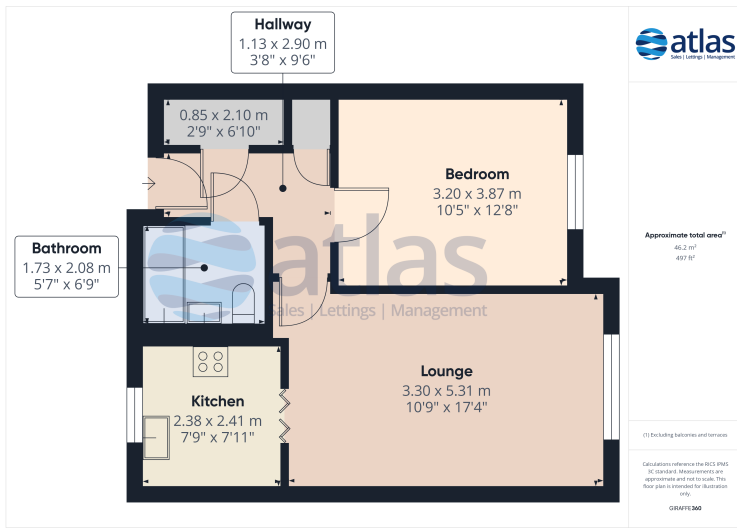


Back Communal Gardens



Back Communal Gardens

## Floor Plans



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