Aigburth Vale, Aigburth, L17









For Sale - £200,000 Offers Over

Key Features

- 3 Bedroom 1 Bathroom Flat
- EPC Rating: D
- No Onward Chain
- Contemporary Fitted Kitchen with Electric Oven and Hob
- Large Spacious Reception Room with Small Balcony
- Bathroom Featuring Both a Shower and a Separate Bath
- Conveniently Located a Stone's Throw from Sefton Park and Lark Lane
- Three Bright Bedrooms
- Excellent Transport Links Nearby
- Electric Heating Throughout
- Allocated Parking
- Very Well Presented Throughout

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 65 square metres / 703 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £104.64 per month
- Ground Rent: £10 per year
- Security: Intercom (Audio Only)
- Parking: Visitors, Off Street, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Electric Heating
- Appliances/White Goods: Oven (Electric), Hob (Ceramic)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 28/11/2005 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 27/11/2130 (approx)
- Lease Term Remaining: 104 year(s) (approx)
- Service Charge: £314 per quarter
- Ground Rent: £10 per annum

Description

Brought to the market by Atlas Estate Agents, this beautifully presented flat in the heart of Aigburth Vale, L17, offers an exceptional opportunity for those seeking a comfortable home in a highly desirable location. Arranged thoughtfully over one floor, the accommodation is light, spacious, and very well presented throughout, with no onward chain to complicate a swift move.

The property boasts a contemporary fitted kitchen complete with an electric oven and hob, perfect for culinary enthusiasts, while the large reception room provides a generous living space that flows seamlessly onto a small balcony – ideal for morning coffees or evening relaxation. Three well-proportioned bedrooms await, two of which are carpeted for added comfort, accompanied by a bathroom featuring both a separate bath and a convenient shower.

Additional benefits include electric heating throughout and allocated parking, ensuring peace of mind and convenience. The location is equally impressive, with Sefton Park and the vibrant Lark Lane just a short stroll away, and excellent transport links within easy reach, making commuting effortless.

This flat represents a rare chance to acquire a stylish, ready-to-move-in home in one of Aigburth's most sought-after areas.

Additional Images


Balcony


Kitchen


Reception Room


Bedroom / Dining Room


Bedroom


Bedroom


Hallway


Front Elevation Of Building


Car Park

Floor Plans



Tel: 0151 433 2598
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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.