

## Aigburth Vale, Aigburth, L17



For Sale - £190,000 Offers in Excess of

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: B
- Beautifully Presented and Exceptionally Well Maintained
- One Double Bedroom and a Versatile Single Bedroom, Ideal for an Office or Dressing Room
- Open-Plan Kitchen and Living Area with a Stylish Peninsula Breakfast Bar
- Contemporary Bathroom Featuring a Spacious Rainfall Shower
- Abundant Natural Light Throughout the Property
- Secure, Off-Street Parking with Electric Gates
- Just Minutes from Sefton Park and Otterspool
- Excellent Transport Links

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 56 square metres / 607 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £100.00 per month
- Ground Rent: Peppercorn
- Parking: Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Cooker, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 21/07/2022 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 20/07/3021 (approx)
- Lease Term Remaining: 995 year(s) (approx)
- Service Charge: £100 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: The lease permits one pet. Subletting may be allowed, subject to approval at the management company's discretion.

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented first-floor flat in the desirable Aigburth Vale, L17, offers a harmonious blend of

style, comfort, and practicality. Exceptionally well maintained, the accommodation is arranged over one floor and enjoys an abundance of natural light throughout, creating a welcoming and airy atmosphere.

The property features a spacious open-plan kitchen and living area, complete with a stylish peninsula breakfast bar — perfect for entertaining or relaxed family dining. There are two bedrooms: a generous double and a versatile single, ideal for use as a home office, dressing room, or guest room. The contemporary bathroom is a particular highlight, boasting a luxurious rainfall shower for a spa-like experience.

Additional benefits include an allocated parking space in a secure, gated car park and excellent transport links, with Sefton Park and Otterspool just minutes away, providing the perfect setting for leisurely strolls or weekend recreation. This home represents a rare opportunity to acquire a stylish, move-in-ready property in one of Aigburth's most sought-after locations.

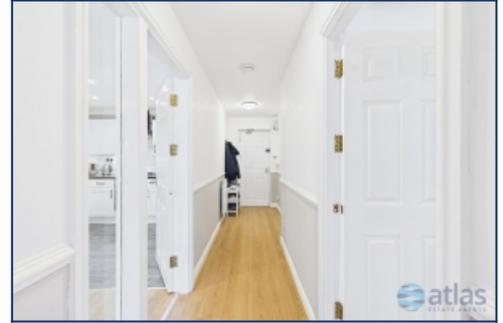
## Additional Images



Kitchen/Living/Dining Room



Kitchen



Hallway



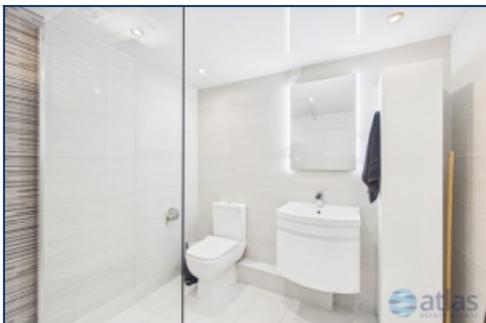
Bedroom



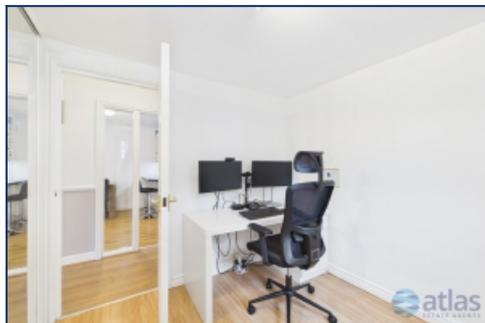
Bedroom



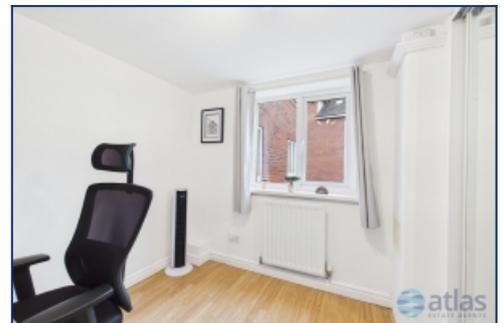
Front Elevation Of Building



Bathroom



Office / Bedroom



Office / Bedroom



Kitchen/Living/Dining Room

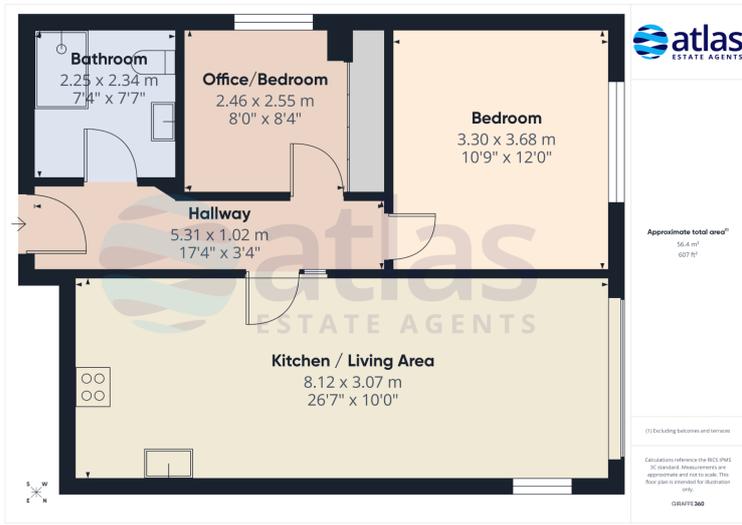


Apartment Building



Apartment Building

## 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.