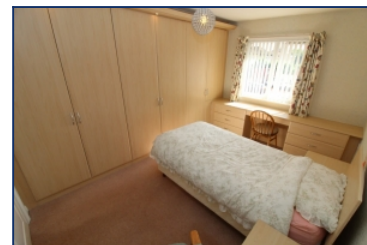


Marlborough Court, Aigburth, L17



For Sale - £89,950

Key Features

- 1 Bedroom 1 Bathroom Retirement Property
- EPC Rating: B83
- No Chain
- Extremely Well Presented Development
- Retirement Property - Over 60s Only
- Modern Fitted Kitchen
- Modern Bathroom with Walk-in Shower Enclosure
- Sought After South Liverpool Location
- Served by Excellent Transport Links
- Appello Emergency Alarm Facility
- Guest Suite Available
- Communal Laundry Facilities

Further Details

- Tenure: Leasehold
- No. of Floors: 1
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £50 per week
- Ground Rent: £129 per annum
- Security: Intercom (Audio Only)
- Parking: Visitors, On Street, Off Street, Driveway, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Cooker

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: 90 year(s) (approx)
- Service Charge: £50 per week
- Ground Rent: £129 per annum
- Leasehold Information: Service charge covers; on-site manager, Appello emergency alarm facility, insurances, site health and safety, communal area utilities, external window cleaning, communal area cleaning, grounds maintenance, lift maintenance, fire alarm system maintenance, door & emergency systems maintenance, general maintenance, re-decoration contribution, contingency contribution (£133,000 currently in reserve) and block management fees.

Description

A WELL PRESENTED ONE BEDROOM RETIREMENT APARTMENT SITUATED IN THE SOUGHT AFTER DEVELOPMENT OF MARLBOROUGH COURT, L17

Marlborough Court is a development of 32 one and two bedroom properties arranged over three floors. Benefits of the development include;

- Well maintained communal gardens
- Communal off street car parking
- On-site manager from Monday through to Friday.-
- Appello emergency alarm facility which connects to the on-site manager or 24/7 call centre depending on availability
- Communal laundry facilities
- Recently refurbished residents lounge with kitchenette
- Professional management by a well established block management provider
- Lift to all floors
- Guest suite available for bookings by visitors
- Good security with intercom to all apartments
- All electric, no gas bill!
- Exclusive to over 60s only

The apartment comprises an entrance hall, living/dining room, kitchen, double bedroom, bathroom and two large storage cupboards.

The property also benefits from double glazing, electric heating and is being sold with the benefit of no onward chain.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Room Details

Hall

Electric wall heater, smoke alarm two storage cupboards, carpet flooring, coving, alarm call point and intercom.

Living / Dining Room

5.68 x 3.30 metres (18' 8" x 10' 10")

Coving, electric fireplace, window to the rear aspect, TV point, carpet, electric wall heater and alarm call point.

Kitchen

2.41 x 2.38 metres (7' 11" x 7' 10")

Range of kitchen units, laminate worktops, tiled splashbacks, sink with mixer tap, housing for appliances, electric cooker, extractor hood vinyl flooring, extractor fan, frosted window to communal hallway.

Bedroom

3.89 x 3.20 metres (12' 10" x 10' 6")

Fitted bedroom furniture, window to the rear aspect, carpet flooring and alarm call point.

Bathroom

2.09 x 1.68 metres (6' 11" x 5' 7")

Part tiled walls, vinyl flooring, walk in shower enclosure, electric shower, wash basin vanity unit, W/C, grab rails, shower seat, mirror with wall light and shaving point, electric wall heater, electric fan, chrome towel radiator.

Additional Images



Communal Gardens



Front Elevation



Living Room



Bedroom



Bathroom



Residents Lounge



Residents Lounge



Communal Kitchen



Laundry Room



Communal Gardens



Communal Gardens



Communal Car Park

Tel: 0151 727 2469
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Atlas Estate Agents, 2 Allerton Road,
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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.