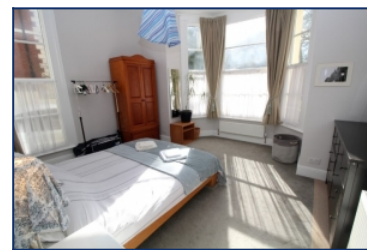
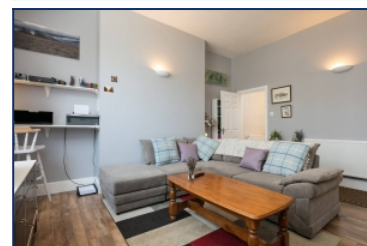


Parkfield Road, Aigburth, L17



For Sale - £129,950

Key Features

- 1 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: D58
- Extremely Well Presented - Recently Refurbished
- Sought After Location
- Modern Fitted Kitchen and Bathroom
- Off Street Car Parking
- Seconds from Lark Lane, Aigburth Road and Sefton Park
- Ground Floor
- Partial Rewire and Additional Sockets Installed
- Served by Excellent Transport Links
- Double Glazing & Gas Central Heating
- Early Viewing Advised!

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £87 per calendar month
- Ground Rent: £25 per annum
- Security: Intercom (Audio Only)
- Parking: On Street, Off Street, Driveway, Communal
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/1991 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/12/2115 (approx)
- Lease Term Remaining: 90 year(s) (approx)
- Service Charge: £87 per calendar month
- Ground Rent: £25 per annum

Description

RECENTLY RENOVATED 1 BEDROOM GROUND FLOOR APARTMENT SITUATED IN THE SOUGHT AFTER LIVERPOOL SUBURB OF AIGBURTH, L17.

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House,

Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Aigburth is also home to the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, a spacious double bedroom with bay window, large living/dining room and beautiful kitchen, and a modern shower room. There is also a loft above the hallway and bathroom providing ample storage. Externally there is a driveway providing off road parking and a communal garden to the rear.

The property also benefits from gas central heating, double glazing and no onward chain.

There are high ceilings throughout, giving a real sense of spaciousness to the already well-proportioned rooms of this sizeable apartment (55 sqm). During renovation, sound/heat insulation was installed in all ceilings. Magnetic filter installed on new boiler for enhanced longevity. Over-engineered central heating system (over-sized radiators and high capacity boiler) ensures rapid heating to all rooms, and a Hive is installed for remotely controlling the central heating from your phone. The property also benefits from ample electrical sockets throughout.

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

Room Details

Kitchen

4.78 x 1.99 metres (15' 9" x 6' 7")

Range of wall and base units, wood laminate flooring, window to the rear, stainless steel sink with mixer tap, five ring gas hob, double electric oven, integrated dishwasher, washing machine, tiled splash back and extractor hood.

Living Room

4.84 x 4.64 metres (15' 11" x 15' 3")

Large window to the front aspect providing an abundance of natural light, wood laminate flooring and radiator.

Bedroom

4.37 x 4.65 metres (14' 5" x 15' 4")

Carpet flooring, large bay window to the front aspect and window to the side and two radiators.

Bathroom

3.16 x 1.30 metres (10' 5" x 4' 4")

Tiled floor and part tiled walls, shower cubicle, rainfall shower, W.C, hand wash basin with vanity unit and chrome towel heater.

Additional Images



Bathroom



Bedroom



Living Room



Living Room



Kitchen



Kitchen



Kitchen



Bedroom



Bathroom



Bathroom

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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.