

Parkfield Road, Aigburth, L17



For Sale - £109,950 Offers in the Region of

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C76
- No Chain - Ready To Move Into
- Seconds From Lark Lane, Sefton Park & Aigburth Road.
- Double Glazing & Gas Central Heating
- Served By Excellent Transport Links
- Modern Fitted Kitchen And Bathroom
- Secure Entry Intercom System
- Communal Garden
- 1st Floor Apartment
- Local Shops And Amenities
- Early Viewing Advised!

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 1 square metres / 11 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £80 per calendar month
- Ground Rent: £30 per annum
- Security: Intercom (Audio Only)
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Gas Oven

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 25/03/2002 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 24/03/3001 (approx)
- Lease Term Remaining: 976 year(s) (approx)
- Service Charge: £80 per calendar month
- Ground Rent: £30 per annum
- Leasehold Information: Management Company is Sutton Kersh, there is a contingency fund of approximately Â£17,000

Description

A WELL PRESENTED 2 BEDROOM FIRST FLOOR APARTMENT SITUATED IN THE SOUGHT AFTER SUBURB OF AIGBURTH, L17. JUST MINUTES FROM SEFTON PARK AND LARK LANE AND BENEFITING FROM EXCELLENT TRANSPORT LINKS.

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, living/dining room, kitchen, two double bedrooms, large storage cupboard and bathroom.

The property also benefits from double glazing and gas central heating.

As an investment, the property is currently vacant but would attract tenants at a rent of approximately Â£650 per calendar month. Atlas Estate Agents are able to let and manage the property.

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

Room Details

Living Room

5.14 x 3.18 metres (16' 11" x 10' 6")

Large window to the front aspect, radiator, carpet flooring and fireplace.

Kitchen

3.56 x 1.94 metres (11' 9" x 6' 5")

Range of wall and base unit, laminate worktops, Combi boiler, gas cooker and hob, fridge/freezer, laminate flooring, window to the rear aspect and radiator.

Bedroom One

3.88 x 3.01 metres (12' 9" x 9' 11")

Window to the rear aspect, radiator and carpet flooring.

Bedroom Two

3.17 x 2.88 metres (10' 5" x 9' 6")

Carpet flooring, window to the front aspect and radiator.

Bathroom

1.92 x 1.84 metres (6' 4" x 6' 1")

Fully tiled walls, hand wash basin, W.C, shower over bath, laminate flooring, built in shelving and radiator.

Additional Images





Tel: 0151 727 2469
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

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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.