

## Parkfield Road, Aigburth, L17



## For Sale - £190,000 Offers Over

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Well Presented & Ready to Move Into
- Two Private Balconies - Perfect for Outdoor Living
- Large Open Plan Kitchen/Living/Dining Room with Bay Windows
- Contemporary Kitchen with Integrated Appliances
- Large Master Bedroom with Balcony
- Large Modern Bathroom with Bath and Shower
- Separate Storage Room
- Off Street Communal Parking
- Amongst Excellent Amenities - 2 Minute Walk to Lark Lane
- Close to Local Green Spaces - 5 Minute Walk to Both Sefton and Princes Park

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 63 square metres / 675 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £2,253 per annum
- Ground Rent: £100 per annum
- Parking: Off Street, Communal
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Hob, Fridge/Freezer, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2006 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3004 (approx)
- Lease Term Remaining: 980 year(s) (approx)
- Service Charge: £2,253 per annum
- Ground Rent: £100 per annum

### Description

Welcome to Parkfield Road, Aigburth, L17, where luxury meets convenience in this stunning apartment brought to you by Atlas Estate Agents. Nestled among the vibrant streets of Aigburth, this gem of a property offers the epitome of modern living.

As you step through the door, you're greeted by a bright and airy ambiance, with the accommodation thoughtfully arranged over one floor for effortless living.

The heart of the home lies within the large open-plan kitchen/living/dining room, boasting bay windows that flood the space with natural light. Here, culinary delights are crafted in the contemporary kitchen, complete with integrated appliances, ensuring both style and functionality.

Within this apartment, you'll discover two generously sized bedrooms, each adorned with its own private balcony. These serene retreats offer the perfect



spot to savor your morning coffee or unwind in the evening, surrounded by peaceful ambiance.

Pamper yourself in the large modern bathroom, featuring both a bath and a shower, offering the perfect retreat for relaxation. Additional storage is effortlessly catered for with a separate storage room, ensuring clutter remains out of sight.

Outdoor living is seamlessly integrated into the lifestyle here, with not one, but two private balconies providing the perfect setting for alfresco dining, enjoying the sunset, or simply soaking up the fresh air.

Convenience is key, with off-street communal parking ensuring hassle-free arrivals and departures. Explore the plethora of amenities just minutes away, with Lark Lane beckoning with its array of shops, restaurants, and cafes, while local green spaces such as Sefton and Princes Park offer tranquil respites from urban life, all within a mere 5-minute stroll.

Impeccably presented and ready to move into, this apartment on Parkfield Road offers a lifestyle of comfort, style, and convenience, making it an opportunity not to be missed. Contact Atlas Estate Agents today to make this dream home yours.

Additional Images



Bathroom



Bedroom 2 Balcony



Bedroom 1



Hallway



Kitchen



Kitchen/Living Area

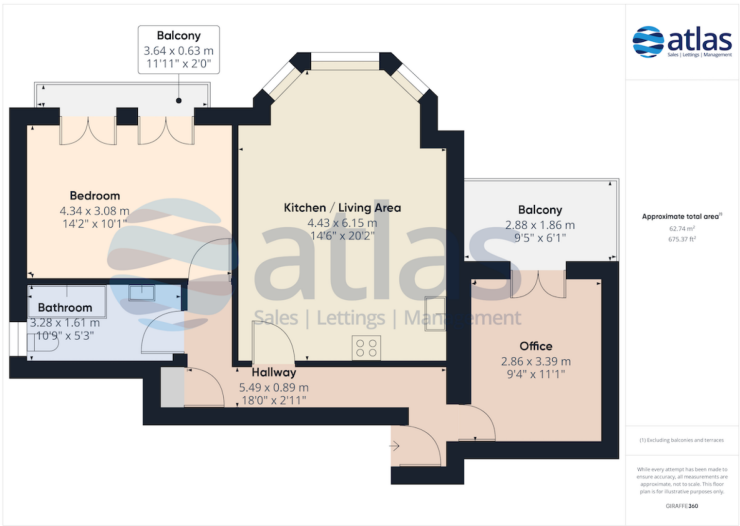


Living Area



Living Area

Floor Plans



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