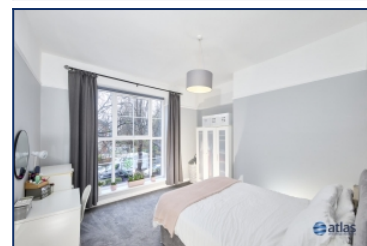


Parkfield Road, Aigburth, L17



For Sale - £140,000 Offers in Excess of

Key Features

- 1 Bedroom 1 Bathroom Flat
- EPC Rating: C
- Well Presented & Ready to Move Into
- Large Open Plan Living/Dining Area
- Bright and Spacious Rooms with Georgian Style Windows
- Modern Bathroom with Bath & Shower
- Off Street Communal Parking
- Close to Local Green Spaces - 5 Minute Walk to Both Sefton and Princes Park
- Excellent Public Transport Links - Ten Minute Walk to St Michaels Station
- Amongst Excellent Amenities - Minutes Walk to Lark Lane
- Highly Sought After Location in Aigburth L17
- Ideal First Time Buyer/Investment Property

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 58 square metres / 619 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £1,890 per annum
- Ground Rent: £25 per annum
- Parking: Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 03/07/1991 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 02/07/2116 (approx)
- Lease Term Remaining: 91 year(s) (approx)
- Service Charge: £1,890 per annum
- Ground Rent: £25 per annum

Description

Welcome to Parkfield Road, Aigburth, L17! Atlas Estate Agents proudly presents this charming one-bedroom flat for sale, offering an ideal opportunity for first-time buyers or savvy investors.

Situated on the first floor, this well-presented property boasts a modern kitchen, a cozy reception room, and a spacious bedroom, all thoughtfully arranged over one convenient level. The large open-plan living and dining area is perfect for entertaining, illuminated by bright Georgian-style windows (fitted in

January 2023) that flood the space with natural light.

The modern bathroom features both a bath and shower, catering to your every need. The property also benefits from a new boiler system, installed in January 2022.

Off-street communal parking ensures convenience, while the proximity to local green spaces, including Sefton and Princes Park, invites tranquil strolls just minutes from your doorstep.

With excellent public transport links, including a ten-minute walk to St Michaels Station, commuting is a breeze. Moreover, the vibrant amenities of Lark Lane are just a stone's throw away, offering an array of cafes, restaurants, and shops to explore.

Nestled in the highly sought-after location of Aigburth L17, this property presents an unmissable opportunity to embrace the best of Liverpool living. Don't miss your chance to make this delightful flat your new home or investment venture. Schedule your viewing today!

Additional Images



Living Area



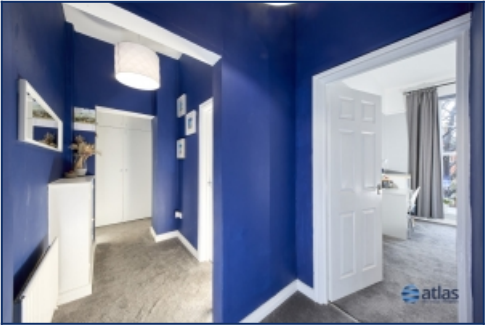
Living Area



Kitchen



Kitchen



Hallway



Bedroom



Bedroom



Back



Communal Area

Floor Plans



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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.