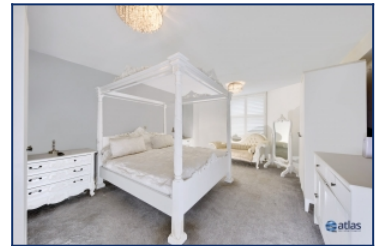


## Parkfield Road, Aigburth, L17



**For Sale - £170,000 Offers Over**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Extremely Well Maintained & Presented Throughout
- Spacious Open Plan Reception Room with Bay Windows and Storage Cupboard
- Contemporary Open Plan Fitted Kitchen with Appliances
- Well Presented Large Master Bedroom with Shutters
- Family Bathroom with Bath and Overhead Shower
- Spacious Hallway Area - Opportunity to Use as Dressing Area/office
- Communal Parking
- Close to Local Green Spaces - 5 Minute Walk to Both Sefton and Princes Park
- Close to a Wealth of Amenities, Great Schools and Excellent Transport Links - Two Minutes Walk to Lark Lane
- Beautiful Ground Floor Apartment in Highly Sought-After L17 Area

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Floor Space: 68 square metres / 733 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £187 per calendar month
- Ground Rent: £100 per annum
- Security: Burglar Alarm
- Parking: On Street, Off Street, Communal
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Washing Machine

### 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: £187 per calendar month
- Ground Rent: £100 per annum

### Description

Atlas Estate Agents are delighted to present this beautiful ground-floor apartment, perfectly situated on the highly sought-after Parkfield Road in Aigburth, L17. Offering a unique blend of contemporary living and timeless charm, this exquisite property is a rare find in one of Liverpool's most desirable locations.

Arranged over two floors, this exceptionally well-maintained apartment welcomes you with a beautifully presented entranceway. The ground floor features

a generous open-plan reception room, bathed in natural light from the elegant bay windows, creating a warm and inviting space to relax or entertain. Thoughtfully designed, this room also benefits from a convenient storage cupboard, ensuring a clutter-free living environment.

The contemporary fitted kitchen, seamlessly integrated with the reception area, is equipped with modern appliances, providing the perfect setting for culinary creations.

Descending down the stairs, you are greeted by the spacious and versatile hallway, offering ample space to be transformed into a dressing area or home office. The large master bedroom is a sanctuary of comfort, beautifully presented with stylish shutters, offering privacy and a peaceful retreat at the end of the day. The family bathroom is both functional and sophisticated, featuring a bath with an overhead shower, perfect for unwinding.

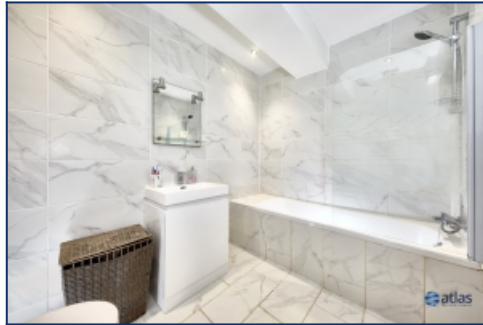
Residents also enjoy the convenience of communal parking and the enviable location, just a five-minute stroll from the lush green spaces of Sefton and Princes Park. A wealth of local amenities, great schools, and excellent transport links are all within easy reach, with the vibrant Lark Lane only a two-minute walk away.

This stunning ground-floor apartment truly encapsulates the best of Aigburth living, combining modern comfort with a prime location. An opportunity not to be missed.

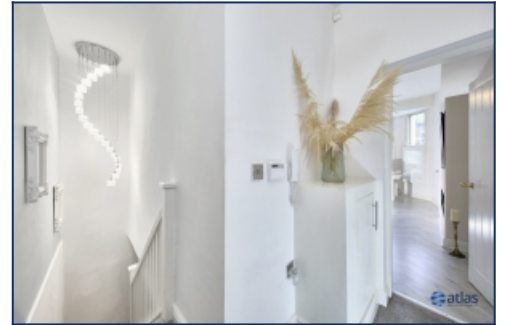
## Additional Images



Hallway



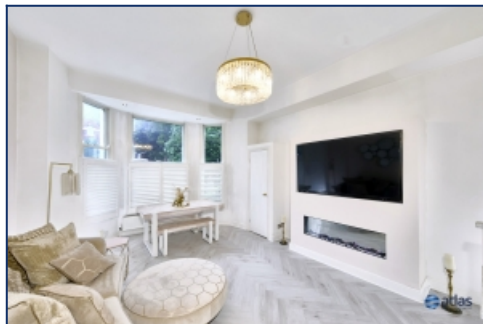
Bathroom



Entranceway



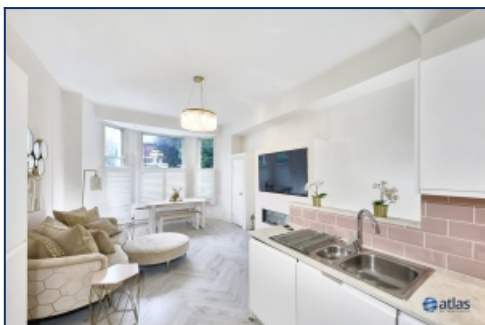
Reception Room



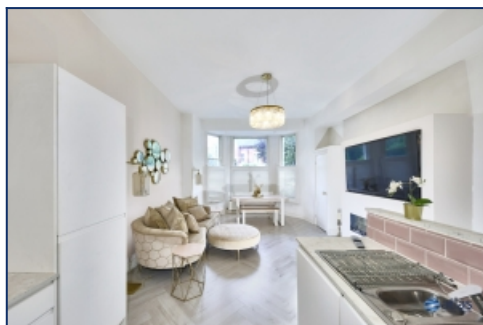
Reception Room



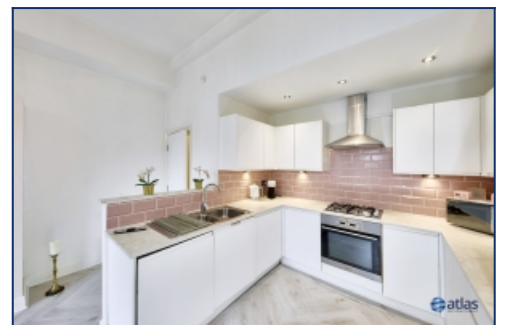
Reception Room



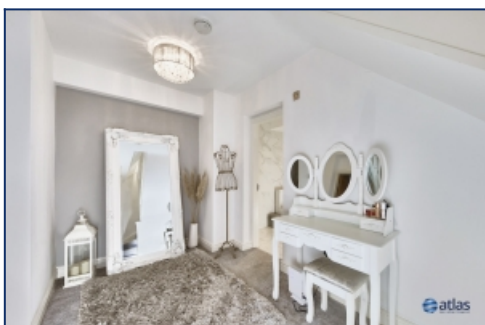
Reception Room



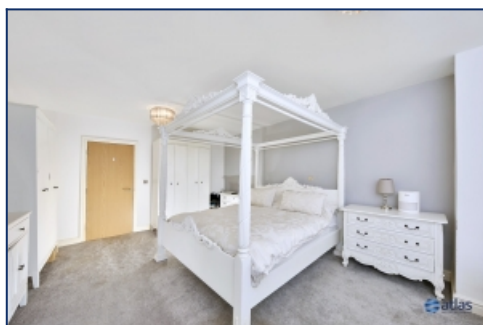
Reception Room



Kitchen

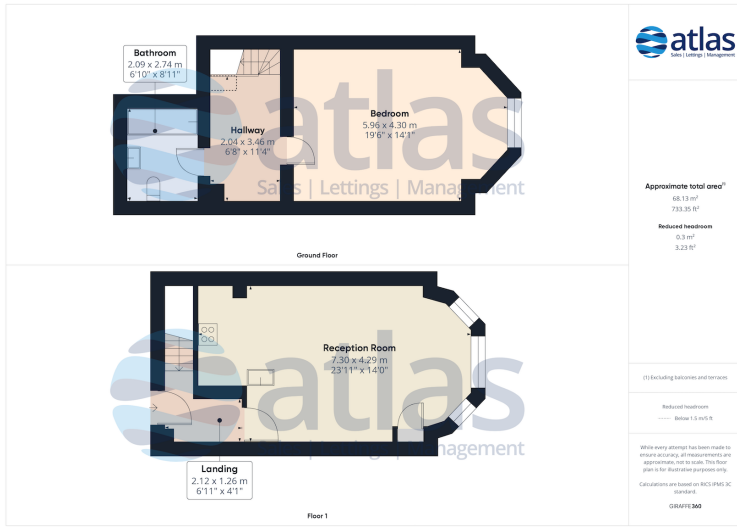


Hallway



Bedroom

## 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.