

Aigburth House Aigburth Vale, Liverpool L17 0HG



welcome to

Aigburth House Aigburth Vale, Liverpool

We are delighted to showcase for sale this lovely two bedroom top floor apartment, located within the desirable Aigburth House Development in Aigburth, L17, across the road from Sefton Park.













Entrance Hall

Door to the front, storage cupboard has loft access, and radiator.

Lounge

11' 7" x 21' 7" (3.53m x 6.58m) Double glazed patio doors, telephone connection point, television connection point and two radiators,

Kitchen

11' 6" x 9' 9" (3.51m x 2.97m) Fitted kitchen with wall and base units, complementary work surfaces and a stainless steel sink and drainer unit. An electric oven with ceramic hob and a cooker hood. Plumbing for washing machine, integrated fridge freezer, radiator and double glazed windows to the front and rear.

Bedroom One

 8^{\prime} 7" x 11' 10" (2.62m x 3.61m) Double glazed window to the side, radiator.

Bedroom Two

10' 2" x 7' 4" ($3.10m\ x\ 2.24m$) Double glazed window to the side and a radiator.

Bathroom

Bath is surrounded by full length white splash panels and overhead shower, spot lights, vanity unit and WC, tiling, radiator and double glazed window to the side.

External

Well-maintained communal gardens with secure bike shed and recycling and domestic waste hubs, allocated parking for each flat and ample guest parking.





welcome to

Aigburth House Aigburth Vale, Liverpool

- Top Floor Two Bedroom Apartment
- Lounge
- Fitted kitchen
- Balcony
- Gated Development

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£200,000





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are

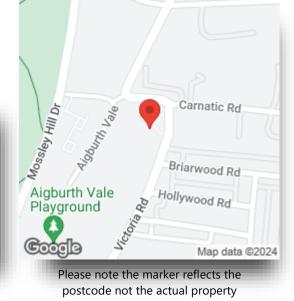
view this property online jonesandchapman.co.uk/Property/ALT121979



Property Ref:

advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content ALT121979 - 0006 of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



jones & chapman



0151 734 1440



Allerton@jonesandchapman.co.uk

36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



jonesandchapman.co.uk