



Flat D Parkfield Road.,Aigburth Liverpool L17 8UQ

welcome to

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Jones and Chapman are pleased to present to the market this one-bedroom, first floor, self-contained apartment on Parkfield Road, L17. Located a short walk to the world-famous Sefton Park, and Lark Lane, this apartment is a great opportunity for one lucky buyer.



Bedroom

8' 6" TO MAX x 11' 7" TO MAX (2.59m TO MAX x 3.53m TO MAX)

Double glazed window to the rear, carpet.

Kitchen

11' 6" TO MAX x 7' 6" TO MAX (3.51m TO MAX x 2.29m TO MAX)

Fitted kitchen with wall and base units, wood effect laminate flooring, stainless steel sink and drainer , double glazed window to the rear.

Lounge

15' 5" TO MAX x 10' 3" TO MAX (4.70m TO MAX x 3.12m TO MAX)

Double glazed window to the rear, radiator, carpet.

Bathroom

Vanity unit with wash hand basin, WC, part tiling, radiator, bath with mixer taps.



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Flat D Parkfield Road., Aigburth Liverpool

- Council Tax Band A
- One Bedroom Apartment
- Lounge/Diner
- Double Bedroom
- Fitted Kitchen

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Feb 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT122410 - 0004

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 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 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.

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