



**Flat 1 Parkfield Road,Aigburth Liverpool L17 8UQ**



**welcome to**

## **Flat 1 Parkfield Road, Aigburth Liverpool**

**\*\* CREME DE LA CREME \*\***

Are you looking for a luxury two bedroom apartment located in the prime location of Aigburth a short distance from Lark Lane & Sefton Park.



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### **Lounge/Kitchen**

27' 11" x 15' 2" ( 8.51m x 4.62m )

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, electric oven, electric hob, washing machine, fridge freezer, part tiled walls, wooden floor, double glazed window to the front.

### **Bedroom One**

11' 1" x 7' 5" ( 3.38m x 2.26m )

Double glazed window to the rear, radiator.

### **Bedroom Two**

12' 9" x 7' 5" ( 3.89m x 2.26m )

Double glazed window to the rear, radiator, carpet flooring.

### **Shower Room**

Shower cubicle, radiator, wash hand basin in vanity unit, extractor fan, W.C, radiator, fully tiled, laminate flooring.



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## Flat 1 Parkfield Road, Aigburth Liverpool

- A Gorgeous Two Bedroom Ground Floor Apartment
- Open Living/Kitchen Area With Stunning Features
- Decorated Stunning Throughout
- Refitted Shower Room
- Close To Lark Lane & Sefton Park

Tenure: Leasehold EPC Rating: D

offers in excess of

**£200,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
ALT123359 - 0008

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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