



Grosvenor Waterford  
ESTATE AGENTS LIMITED

Altway, Aintree Village, Liverpool, L10 3JF





Grosvenor Waterford are delighted to offer for Sale this spacious two bedroom ground floor apartment situated adjacent to a small green in the heart of Aintree Village. The accommodation briefly comprises; private entrance porch, hall, lounge, kitchen, two double bedrooms and bathroom. Outside there is a private enclosed rear garden and front driveway providing off road parking. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. Viewing highly recommended.

£127,500



## Porch



uPVC front door, built in storage cupboard

## Living Room 16'0" (into bay) x 11'8" (4.90m (into bay) x 3.56m)



uPVC double glazed bay window to front aspect, radiator, wall mounted electric fire, laminate flooring

## Bedroom 1 14'0" x 9'10" (4.27m x 3.02m)



uPVC double glazed window to front aspect, radiator, laminate flooring

## Hall



meter cupboard, radiator, two built in storage cupboards, laminate flooring

## Dining Kitchen 11'6" x 9'10" (3.53m x 3.02m)

fitted kitchen with a range of modern wall and base units with complementary worktops, integrated oven and hob, plumbing for washing machine, radiator, tiled flooring, boiler, uPVC double glazed window to rear aspect

- 2 Bedroom Ground Floor Flat
- Private Rear Garden
- uPVC Double Glazing
- EPC Rating D
- Off Road Parking
- No Chain
- Gas Central Heating

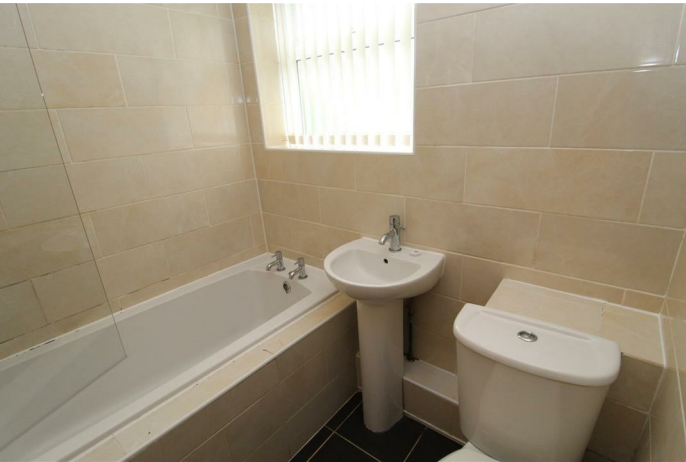


Bedroom 2 10'5" x 10'5" (3.18m x 3.20m)



uPVC double glazed window to rear aspect, radiator, laminate flooring

Bathroom



modern white suite comprising; w.c., wash hand basin, bath with electric shower over, tiled floor and walls, uPVC double glazed frosted window to rear aspect, radiator

Outside

Rear Garden



enclosed rear garden, lawn, patio area and brick storage area, access to front of house

Front Garden

part laid to lawn and part paved to front providing private parking

Additional Information

Tenure : Leasehold 125 years from 2025 with £242 ground rent/service charge pa  
Council Tax Band : A  
Local Authority : Sefton

Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate. We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting [www.gov.uk/government/organisations/land-registry](http://www.gov.uk/government/organisations/land-registry).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	







