



Alexandra Drive, Aigburth, Liverpool, L17 8TE

- Two Bedroom Lower Ground Floor Apartment
- Modern Fitted Kitchen with Integrated Appliances
- Three Piece Family Bathroom Suite
- Gas Central Heating Throughout
- Spacious Lounge with Large Bay Window
- Generously Sized Double Bedrooms
- Double Glazed Sash Windows
- Popular Residential Location



Offers in Excess of £170,000









Description

Move Residential is delighted to offer for sale this beautifully presented two bedroom lower ground floor apartment situated on Alexandra Drive in the leafy, desirable suburb of Sefton Park, L17. Enjoying its own private entrance, this well presented property briefly comprises; an entrance hallway with intercom access, a stylish bay fronted family reception room which enjoys ample room for a dining table and chairs - and is perfect for relaxing with friends and family, a modern fitted kitchen with wall and base units, integrated appliances and plentiful work surface space, two generously sized double bedrooms and a contemporary style, three piece family bathroom suite. Additional benefits to this property include double glazed sash windows and gas central heating throughout.

Location

At the heart of this area is Sefton Park which is Grade II listed and covers a massive 235 acres and has something for everyone including the spectacular Victorian Palm House. Further open space can be found nearby at the Green Flag rated Greenbank Park. Connecting Aigburth Road to Sefton Park, Lark Lane attracts students, young professionals and families alike to its bohemian mix of shops, restaurants, bars, regular Farmer's Market and unique atmosphere. Further shopping is also available on Aigburth Road and there is no shortage of sport and leisure facilities, including Greenbank Sports Academy, Sefton Park and Liverpool Cricket Clubs, the Mersey Bowman Lawn Tennis Club and several Yoga and Martial Arts centres. Schools in the area are well regarded, including private schools, The Belvedere Academy and Auckland College and St Margarets and St Hildas C of E High Schools. Travel connections include Aigburth and St Michael's train stations, main bus routes along Aigburth Road and easy routes to John Lennon Airport and the M62.

Entrance Hall -

Alarm control panel, doors to all rooms, radiator

Lounge -15' 8" x 18' 5" (4.77m x 5.61m)

UPVC double glazed bay window, radiator

Kitchen -8' 11" x 8' 4" (2.72m x 2.54m)

Integrated fridge and freezer, integrated gas hob, electric oven, vinyl flooring, range of wall and base units.

Bedroom One - 15' 8" x 8' 4" (4.77m x 2.54m)

UPVC double glazed window to side aspect, radiator

Bedroom Two - 7' 8" x 11' 11" (2.34m x 3.63m)

UPVC double glazed window to front aspect, radiator

Bathroom - 6' 9" x 11' 11" (2.06m x 3.63m)

Vinyl flooring, radiator, low level WC, wash basin, panelled bath, electric shower, part tiled walls

EPC

Energy Performance Certificate		HM Government					
Dwelling type:	Basement flat	Reference number:					
Date of assessment:	25 January 2014	Type of assessment:	RdSAP, existing dwelling				
Date of certificate:	25 January 2014	Total floor area:	76 m ²				
Use this document to:							
<ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by installing improvement measures 							
Estimated energy costs of dwelling for 3 years:			£ 2,028				
Over 3 years you could save			£ 372				
Estimated energy costs of this home							
	Current costs	Potential costs	Potential future savings				
Lighting	£ 147 over 3 years	£ 147 over 3 years					
Heating	£ 1,602 over 3 years	£ 1,227 over 3 years					
Hot Water	£ 279 over 3 years	£ 282 over 3 years					
Totals	£ 2,028	£ 1,656					
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.</p>							
Energy Efficiency Rating							
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>69</td> <td>75</td> </tr> </tbody> </table>	Current	Potential	69	75	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>	
Current	Potential						
69	75						
Top actions you can take to save money and make your home more efficient							
Recommended measures	Indicative cost	Typical savings over 3 years					
1 Internal or external wall insulation	£4,000 - £14,000	£ 372					
<p>To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.</p>							

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.