



Carina Court, Aigburth, Liverpool, L17 6GB

- Delightful Three Bedroom Top Floor Apartment
- Generously Proportioned & Beautifully Finished
- Entrance Hall, Reception Room & Fitted Kitchen
- Ensuite to Master & Three-Piece Main Bathroom
- Prime Location in Sought-After Area of Aigburth
- Ideal for First Time Buyers or Those Downsizing
- Two Double Bedrooms & Spacious Single Room
- Residents Benefit from Allocated Parking Space



£200,000











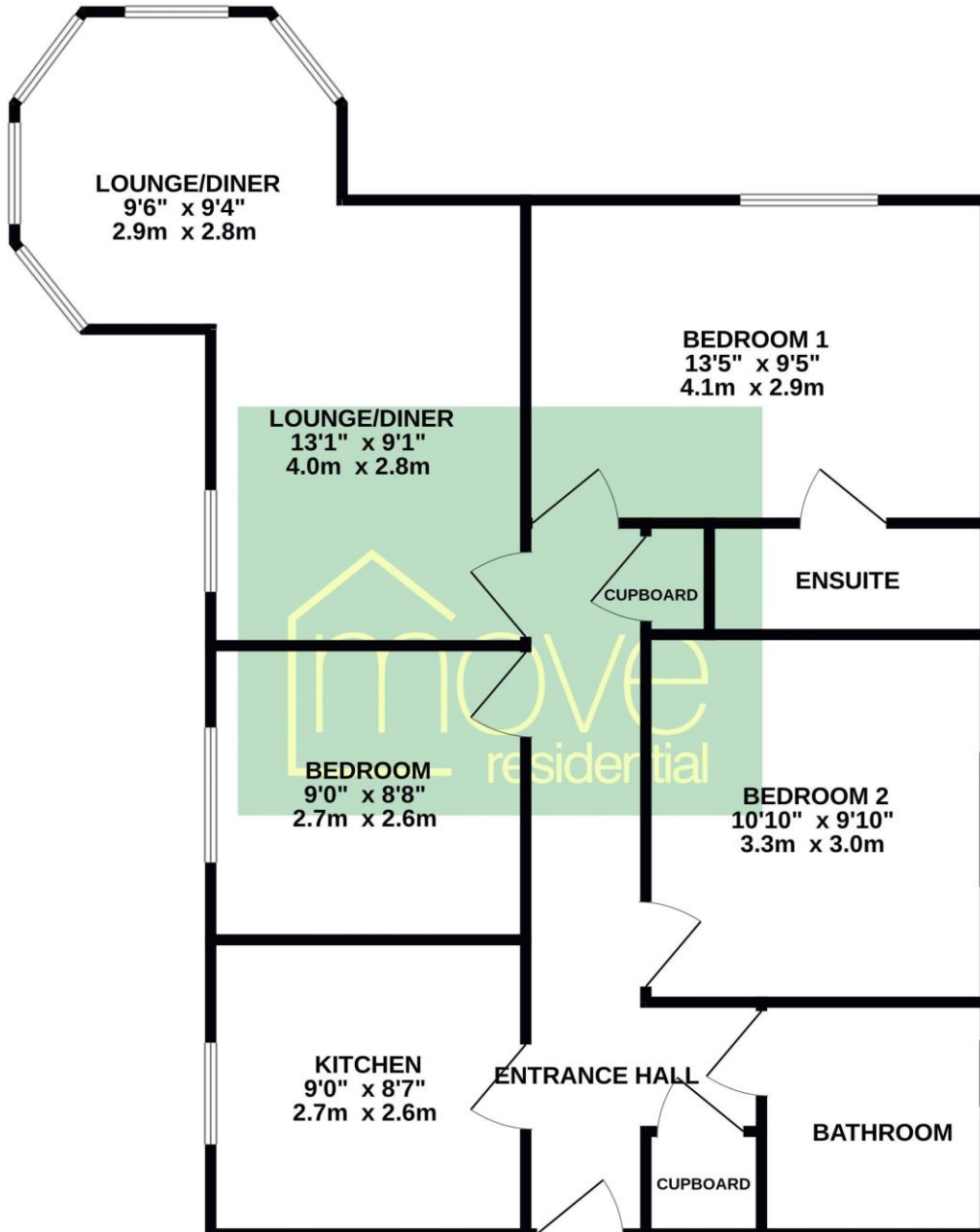
Description

Move Residential are thrilled to present to the sales market this delightful three bedroom top floor apartment, located in a desirable development in the sought-after suburb of Aigburth, L17. This modern flat offers generous and beautifully maintained accommodation throughout, promising to make an ideal purchase for first time buyers or those looking to downsize. Accessed via a smart communal entrance and stairs, you are greeted into the apartment by an inviting entrance hall leading, through to a spacious reception room which comfortably accommodates both a sitting area and a designated dining area within the characterful turret space. Flooded with natural light courtesy of dual aspect windows and finished in a neutral tasteful décor, this presents a welcoming space for relaxing and enjoying mealtimes. This is followed by a modern kitchen complete with a range of fitted base and wall units, plentiful worktop space and a selection of sleek integrated appliances. The sleeping accommodation consists of two generously sized double bedrooms and a well-proportioned single room, each well-presented and receiving plenty of daylight. The master bedroom enjoys the added luxury of a contemporary style ensuite shower room, and completing the interior of this lovely apartment is a deluxe three-piece family bathroom suite. Externally, the property benefits from allocated off-road parking.

Location

Aigburth is a genuinely varied area of Liverpool with plenty of local character, popular with students, investors, professionals and families. Property largely consists of traditional terraced housing (of all sizes) but with some large Victorian villas around Sefton Park and apartments (both purpose built and converted) appealing to both the buying and rental market. At the heart of the area is Sefton Park, Grade II listed and covering a massive 235 acres it 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 Margaret's and St Hilda's 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.

Floor Plan



TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.