



## Sefton Park Court, Aigburth Vale, Liverpool, L17 0EF

- Lovely Three Bedroom First Floor Apartment
- Generously Proportioned & Well Maintained
- Modern Kitchen With Integrated Appliances
- Contemporary Three-Piece Bathroom Suite
- Situated In The Desirable Suburb Of Aigburth
- Entrance Hall & Bright Lounge With Balcony
- Two Double Bedrooms & Large Single Room
- Communal Grounds & Parking For Residents



Offers Over £190,000



















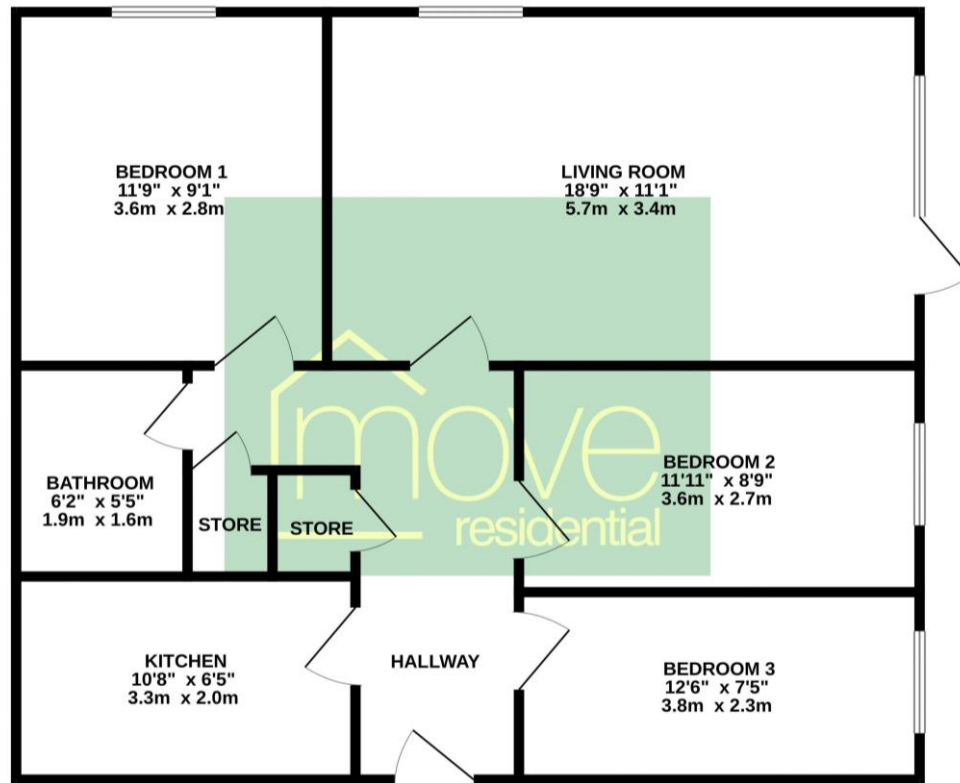
## **Description**

Move Residential are delighted to introduce to the sales market this beautifully presented three bedroom first floor apartment, found within Sefton Park Court, a desirable development located in the sought-after suburb of Aigburth, L17. Accessed via a well-maintained communal entrance, you are greeted into the apartment itself by an inviting entrance hall which leads through to a spacious lounge, comfortably accommodating both a sitting and dining area. Awash with natural light courtesy of a floor to ceiling window, and finished in a tasteful décor featuring plush carpeting, this presents a welcoming and stylish social space to relax and share mealtimes. Following this is a modern kitchen complete with a range of fitted base and wall units, plentiful surface space, and a selection of integrated appliances. The sleeping accommodation consists of two generously sized double bedrooms along with a well-proportioned single room, each finished to an excellent standard, accompanied by a contemporary style three-piece family bathroom suite. Enhancing the property is a balcony, providing an ideal outdoor spot for soaking up the sun and enjoying al-fresco dining during the summer months, and residents of the development benefit from access to the communal grounds and 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: 704 sq.ft. (65.4 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		76 C
55-68	D	66 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.