



Grosvenor Waterford are delighted to offer for sale this fabulous two bedroom first floor flat with a loft room in addition, situated in a cul de sac in popular Aintree Village. The spacious accommodation briefly comprises; private entrance, hall, living room, kitchen, two double bedrooms and a modern bathroom. From the first floor there are stairs to the loft room with a skylight and radiator. Outside there is a balcony accessed from the kitchen and a private west facing rear garden. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A viewing of this lovely and unique flat is highly recommended.

£165,000



**Private Entrance 8'3" x 5'9" (2.53m x 1.76m)**

uPVC front door, uPVC double glazed window, tiled flooring, stairs to first floor

**Landing**

uPVC double glazed window to side aspect, inset ceiling spotlights, stairs to loft room

**Living Room 16'6" x 12'2" (5.03m x 3.71m)**



uPVC double glazed window to rear aspect, radiator

**Kitchen 10'2" x 11'11" (3.12m x 3.64m)**



fitted kitchen featuring a range of wall and base cabinets with complimentary worktops, integrated oven and hob with extractor over, space for fridge freezer, plumbing for washing machine, tiled splashbacks, uPVC double glazed windows to side and rear aspects, uPVC door to balcony

**Balcony**

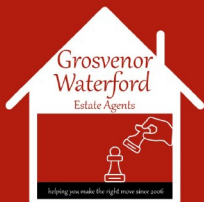


Accessed via the kitchen

**Bedroom 1 12'0" x 12'2" (3.67m x 3.71m)**



uPVC double glazed window to front aspect, radiator



- 2 Bed First Floor Apartment
- EPC Rating D
- Balcony & West Facing Rear Garden
- No Chain
- Gas Central Heating
- Large added Loft Room
- uPVC Double Glazing

**Bedroom 2 8'5" x 11'10" (2.59m x 3.63m)**



uPVC double glazed window to front aspect, radiator, cupboard housing boiler

**Loft Room 15'5" x 16'3" (4.70m x 4.96m)**



reached via stairs from the hallway, skylight, radiator, inset ceiling spotlights

**Bathroom 9'8" x 6'6" (2.96m x 2.00m)**



modern white bathroom suite comprising; low level w.c., panelled bath, wash hand basin, part tiled walls, tiled flooring, heated towel rail, uPVC double glazed window to side aspect

**Outside**

shared front with access to brick storage area and rear garden

**Private Rear Garden**



lawn, patio area, access to front of house, brick built store

**Additional Information**

Tenure : Leasehold - lease in the process of being extended with One Vision at a cost to the vendor  
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	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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	62	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



