



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

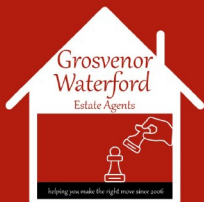


Accessed via the kitchen

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.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



