



**Parkfield Road
Aigburth
Liverpool
Merseyside
L17 8UG**

Offers in Excess of £79,000

bettermove 

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Liverpool

Bettermove are pleased to welcome to the market this charming one bedroom ground floor flat by Sefton Park - welcoming cash buyers only.

The property is leasehold with 118 years remaining on the lease. The ground rent is £350 per year which is paid in two instalments every six months. Service Charge is £3200 per annum. The property will be vacant on possession. The council tax band is A.

The interior of this well-presented property consists of a spacious open plan kitchen/living room with bay-fronted window, double bedroom and a bathroom.

Located just a short walk from Sefton Park, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and cafes. Excellent transport links can be found from the A561, A562, M62 and St Michaels Merseyrail station, connecting with Liverpool city centre where national connections can be made from Liverpool Lime Street train station.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



AWAITING FLOORPLAN

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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