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# Ascend

Built on higher standards



314 Aigburth Road, Liverpool

£680 PCM

Now's your chance to live in a spacious two-bed, with a gorgeous park and lake practically in your back garden! This apartment in Brooklands, Aigburth Road is the ideal home for couples, friends and small families, and is ideally located amongst Liverpool's finest scenery, and just 20 minutes from the city centre action!

With crisp white décor throughout the property, there's a real sense of space and brightness. With large carpeted rooms, there's a real homely vibe to the place. The corner style kitchen, complete with marble effect worktops and integrated appliances, is a good size for cooking up a feast for all to enjoy. The glossy tiling and dark wooden floor ensure that classy look remains.

Sleeping won't be a problem here. Situated in a quiet and peaceful area, this Brooklands apartment has two double bedrooms, complete with thick carpets for a comfy cosy feel. Both have built in wardrobes for storage practicality! The generous sized bathroom is sleek in style too, with a brightly tiled décor and an overhead shower/bath.

Parking included, you can be away to the city centre in no time, well just 20 minutes in fact. Buses take just 25 minutes, with a frequency of 7 minutes, and the Merseyrail service is just half an hour. There's several closely located train stations.

But other than commuting and shopping needs, there's more reason to stay in the area rather than go in to town, because location is everything here! Sefton park is literally moments away, home to a gorgeous boating lake and beautiful



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
44-54	E		
35-43	F		
2-34	G		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
10-49	A		
50-49	B		
50-48	C		
50-46	D		
50-44	E		
50-42	F		
50-40	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			