

26 Ivanhoe Road, Aigburth, L17



For Sale - £210,000 Offers in the Region of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- This Well-Presented Two-Bedroom, One-Bathroom Apartment Is Offered for Sale
- You Are Welcomed Into the Property Via a Bright Entrance Hallway, Which Provides Access to All Accommodation
- The Living Room Is Exceptionally Spacious and Features a Large Bay Window with Impressive Views Over the Communal Gardens
- The Kitchen Is Positioned Just Off the Living Room Within Its Own Dedicated Space and Is Fitted to a Modern Standard.
- The Principal Bedroom Is a Generous Double Room, Enhanced by Stunning Floor-To-Ceiling Windows Overlooking the Communal Gardens
- The Second Bedroom Is Also a Well-Proportioned Double Room
- The Bathroom Is Modern and Well Appointed
- The Property Further Benefits from Secure Gated Parking and Occupies a Highly Sought-After Location

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 71 square metres / 769 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £156.45 per month
- Ground Rent: £50 per year
- Parking: Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Oven (Electric), Hob (Ceramic)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2003 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3001 (approx)
- Lease Term Remaining: 975 year(s) (approx)
- Service Charge: £156 per calendar month
- Ground Rent: £50 per annum
- Leasehold Information: £50.00 ground rent charge based on original 2003 lease. This may have been increased.

On top of the ground rent, you must also pay service charges, insurance contributions, and possibly other lease-related costs.

No share of the freehold owned.

No pets without management company consent.

Lease requires management company consent to subletting unless a yearly, monthly or weekly tenancy of up to 3 years.

Description

Atlas Estate Agents are delighted to bring to the market this well-presented two-bedroom ground-floor apartment, ideally situated on the sought-after Ivanhoe Road in Aigburth, L17. Offered with no onward chain, this attractive home provides spacious accommodation arranged over one floor and benefits from secure gated parking, making it an excellent opportunity for first-time buyers, downsizers and investors alike.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway which provides access to all rooms. The generous living room serves as the heart of the home and is flooded with natural light from a large bay window, which enjoys delightful views across the well-maintained communal gardens. This spacious reception area offers an ideal setting for both relaxing and entertaining.

Positioned just off the living room, the modern kitchen occupies its own dedicated space and is well-appointed with ample storage and worktop space, creating a practical and stylish environment for everyday living.

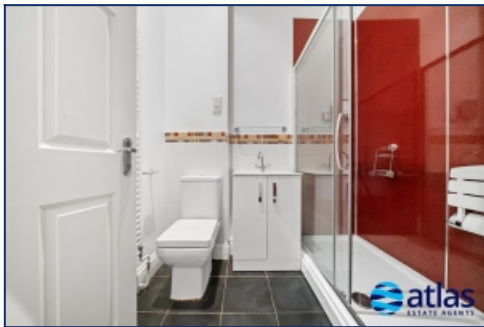
The principal bedroom is a spacious double room, enhanced by stunning floor-to-ceiling windows that frame attractive views over the communal gardens and allow an abundance of natural light to pour in. The second bedroom is also a comfortable double, offering excellent flexibility for guests, family members or those working from home.

Completing the accommodation is a contemporary bathroom, finished to a modern standard and designed with both comfort and practicality in mind.

Externally, residents benefit from beautifully maintained communal gardens and the added convenience of secure gated parking. Situated within one of South Liverpool's most desirable suburbs, the property enjoys easy access to a wealth of local amenities, green spaces, transport links and the vibrant lifestyle attractions of Aigburth.

Early viewing is highly recommended to appreciate the space, setting and convenience this superb apartment has to offer.

Additional Images



Bathroom



Communal Gardens



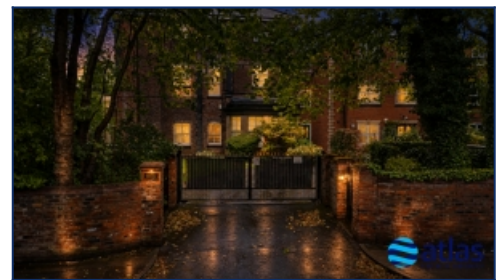
Aerial View Of Building (night Shot)



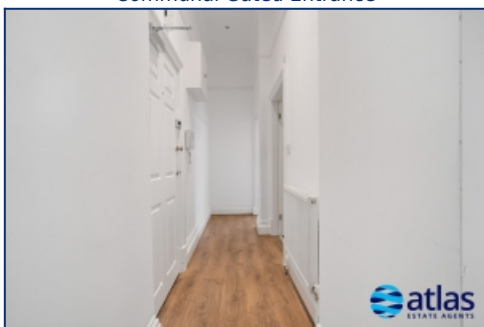
Communal Gated Entrance



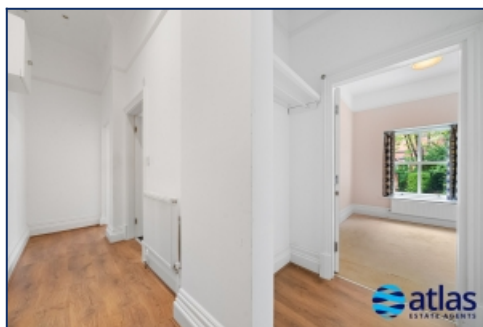
Communal Gated Entrance



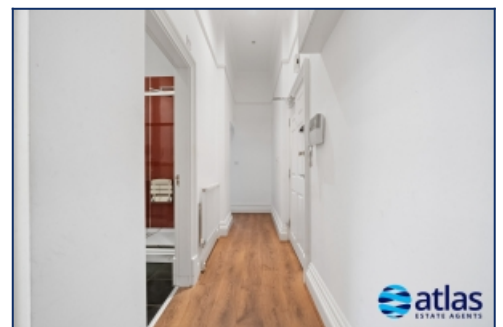
Communal Gated Entrance (night Shot)



Hallway



Hallway



Hallway



Hallway



Living Space



Living Space



Living Space



Kitchen



Kitchen



Bedroom One



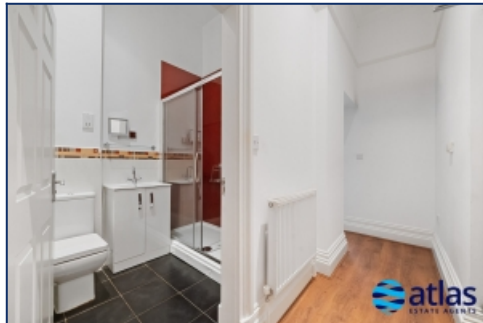
Hallway



Bedroom Two



Bedroom Two

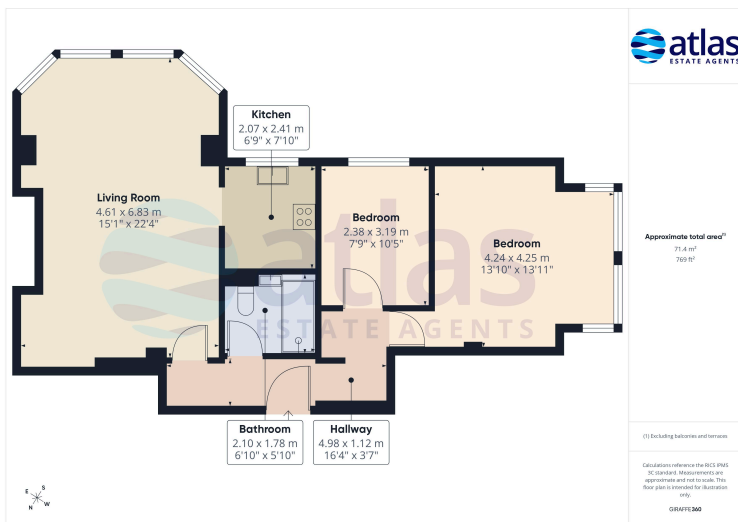


Bathroom



Communal Gardens (night Shot)

Floor Plans



Fax: 0151 727 4943

Mossley Hill, Liverpool, L18 1LN

Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.