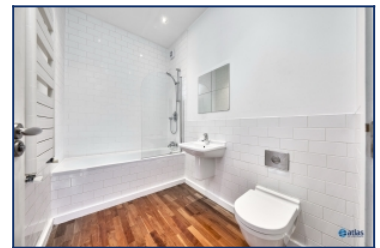


Ivanhoe Road, Aigburth, L17



For Sale - £180,000

Key Features

- 1 Bedroom 1 Bathroom Flat
- EPC Rating: C
- No Onward Chain
- Sold with a Share in the Management Company That Owns the Freehold
- Modern, Open-Plan Kitchen, Dining and Living Area
- Integrated Appliances Such as Gas Hob and Electric Oven
- Contemporary Wood-Effect Kitchen Cabinetry
- Stylish, Tiled Bathroom with Bath and Overhead Shower
- Spacious Bedroom with Fitted Wardrobes
- Large Windows Allowing in Plenty of Natural Light Throughout
- Well-Maintained Communal Gardens
- 5-Minute Walk to Popular Sefton Park and Lark Lane's Amenities

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 61 square metres / 661 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £121.25 per month
- Ground Rent: Peppercorn
- Security: Intercom (Video)
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2006 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3004 (approx)
- Lease Term Remaining: 978 year(s) (approx)
- Service Charge: £1,455 per annum
- Ground Rent: Peppercorn
- Leasehold Information: Each owner has 1 share in Ivanhoe House Management Company who is the owner of the freehold title.

There are no ongoing or planned major works.

Pets are allowed with permission. New owner should contact the block management company.

Restrictions on sub-letting (both short and long term)

Description

Brought to the market by Atlas Estate Agents, this well-presented one-bedroom flat on Ivanhoe Road in Aigburth offers bright, modern living in a sought-after L17 location, just moments from the greenery of Sefton Park and the vibrant cafés, bars and independent shops of Lark Lane.

Situated on the second floor, the accommodation is thoughtfully arranged across a single level and is offered for sale with no onward chain, making it an ideal opportunity for first-time buyers, downsizers or investors alike. The property is also sold with a share in the management company that owns the freehold, offering added peace of mind and long-term security.

At the heart of the home is a bright and contemporary open-plan kitchen, dining and living space. Large windows allow natural light to pour in, creating an inviting and airy atmosphere throughout the day. The modern kitchen features stylish wood-effect cabinetry and integrated appliances including a gas hob and electric oven, blending practicality with a clean, contemporary finish.

The spacious bedroom provides a calm and comfortable retreat, complete with fitted wardrobes offering excellent storage. A sleek, tiled bathroom serves the property, fitted with a bath and overhead shower for both convenience and relaxation.

Residents also benefit from access to well-maintained communal gardens, providing a pleasant outdoor space to enjoy. With its desirable location, bright interiors and modern layout, this charming apartment offers a fantastic lifestyle opportunity in one of South Liverpool's most popular neighbourhoods.

Additional Images



Kitchen/Dining/Living Area



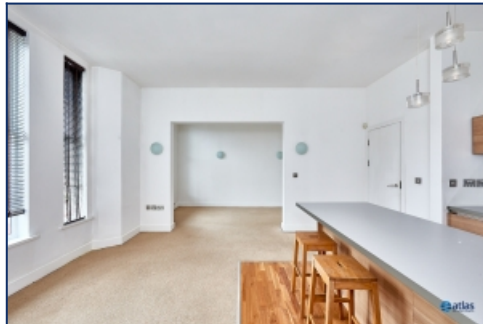
Kitchen/Dining/Living Area



Kitchen/Dining/Living Area



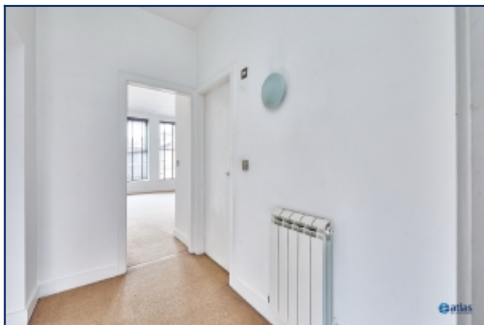
Kitchen/Dining/Living Area



Kitchen/Dining/Living Area



Bathroom

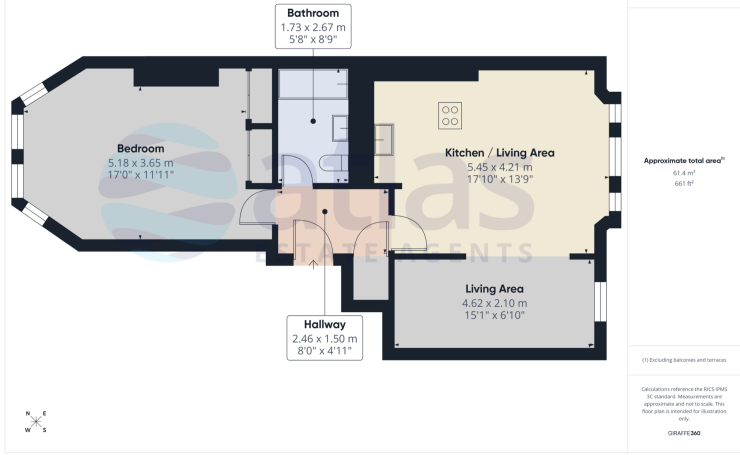


Hallway



Communal Gardens

Floor Plans



Tel: 0151 727 2469
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Mossley Hill, Liverpool, L18 1LN

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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.