

Ivanhoe Road, Aigburth, L17



For Sale - £299,950 Offers in Excess of

Key Features

- 3 Bedroom 3 Bathroom Duplex Apartment
- EPC Rating: C73
- An Extremely Well Presented Duplex Apartment
- Seconds from Lark Lane & Sefton Park
- Modern Fitted Kitchen with Appliances
- Served by Good Transport Links
- Three Bathrooms
- Three Double Bedrooms
- Sought After South Liverpool Suburb
- No Chain
- Gas Central Heating & Double Glazing
- Early Viewing Advised!

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 2
- Floor Space: 109 square metres / 1,175 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £87 per calendar month
- Ground Rent: £100 per annum
- Parking: On Street, Communal
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2001 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/2999 (approx)
- Lease Term Remaining: 974 year(s) (approx)
- Service Charge: £87 per calendar month
- Ground Rent: £100 per annum
- Leasehold Information: Pets are allowed.

Description

AN EXTREMELY WELL PRESENTED 3 BEDROOM 3 BATHROOM DUPLEX APARTMENT BENEFITTING FROM NO ONWARD CHAIN.

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House,

Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Aigburth is also home to the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and offers excellent road, rail and bus links to Liverpool city centre.

The property briefly comprises of; entrance hallway, open plan living / dining area and kitchen with breakfast bar, two double bedrooms one with an en suite and a separate family bathroom. There is a staircase from the living area leading to a mezzanine level providing access to a further double bedroom and en suite bathroom. Externally there is driveway communal parking on a first come first serve basis and a small rear yard.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Additional Images



Bathroom



Mezzanine



Living Room



Kitchen



Kitchen



Kitchen



Mezzanine



Master Bedroom



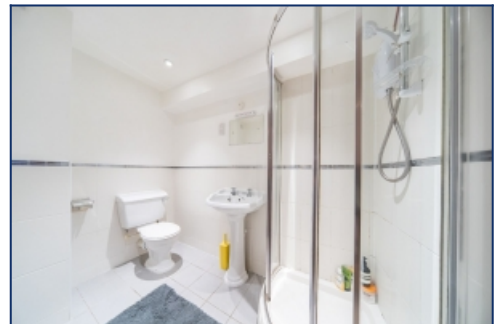
En Suite



Bedroom Two



Bedroom Two



En Suite



Bedroom Three



Bathroom



Front Elevation

Floor Plans



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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.