

## Ivanhoe Road, Aigburth, L17



**To Let - £1,400 per calendar month**

### Key Features

- 3 Bedroom 3 Bathroom Duplex Apartment
- EPC Rating: C73
- Recently Modernised to An Exceptional Standard
- Sought After South Liverpool Location
- Fully Furnished
- Seconds from Lark Lane & Sefton Park
- Mezzanine Dining Area
- Brand New Modern Fitted Kitchen and Bathrooms
- Situated in a Stunning Period Building
- Three Double Bedrooms
- Served By Excellent Transport Links
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £1,615.38
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £323.08. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

### Description

RECENTLY RENOVATED THREE BEDROOM THREE BATHROOM FULLY FURNISHED DUPLEX APARTMENT SITUATED SECONDS AWAY FROM LARK LANE AND SEFTON PARK.

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 accommodation briefly comprises of; entrance hallway, two double bedrooms one with en suite and a separate shower room, a large open plan living

### Further Details

- Furnishing: Furnished
- Floor: 2 (no lift)
- No. of Floors: 2
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, Intercom (Audio Only)
- Parking: On Street, Off Street, Driveway, Communal
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washing Machine, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £42,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

room and kitchen with stairs leading to a mezzanine dining area. To the first floor there is also a large double bedroom with private en suite bathroom.

The property also benefits from gas central heating, double glazing and furnishings to a high standard throughout.

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

## Additional Images



Bedroom One



En Suite



Living Room



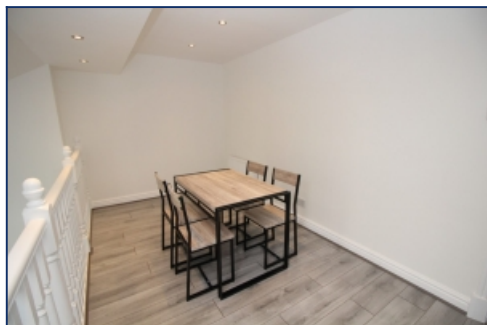
Living Room



Kitchen



Kitchen



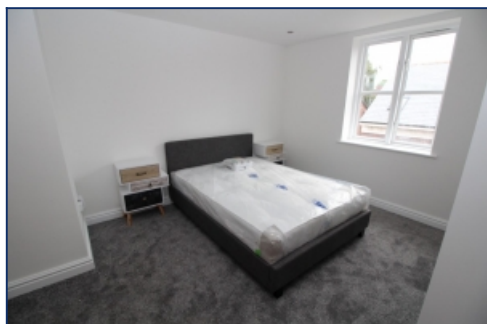
Mezzanine Dining Area



Bedroom One



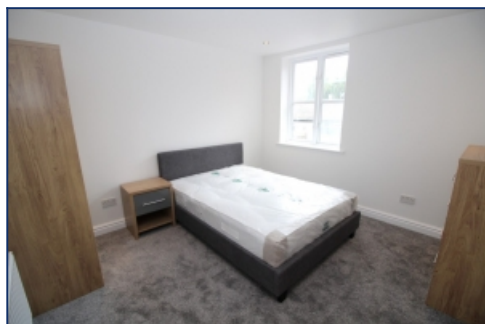
En Suite



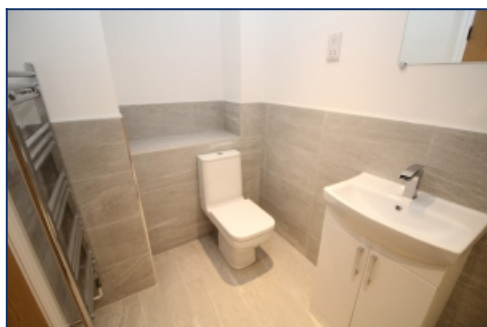
Bedroom Two



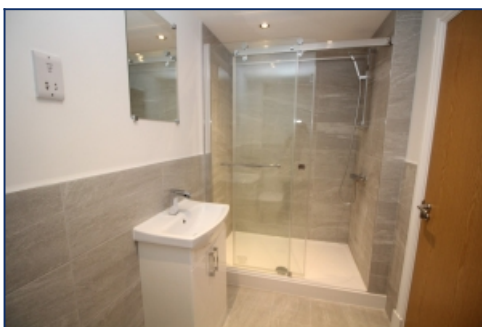
Bedroom Two



Bedroom Three



Shower Room



Shower Room

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.