

## Ivanhoe Road, Aigburth, L17



**For Sale - £209,950**

### Key Features

- 2 Bedroom 2 Bathroom Duplex Apartment
- EPC Rating: C70
- Spacious Duplex Apartment
- Two Double Bedrooms Both with En Suite
- Served by Excellent Transport Links
- Off Road Parking for 1x Car
- Minutes from Aigburth Road, Lark Lane & Sefton Park
- Open Plan Kitchen/Living/Dining Area
- Local Shops and Amenities
- Guest W.C
- No Chain
- Early Viewing Advised!

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Floor Space: 90 square metres / 965 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £1,926 per annum
- Ground Rent: £200 per annum
- Parking: On Street, Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/04/2005 (approx)
- Original Lease Term: 129 year(s)
- Lease Expiry Date: 31/03/2134 (approx)
- Lease Term Remaining: 109 year(s) (approx)
- Service Charge: £1,926 per annum
- Ground Rent: £200 per annum

### Description

AN 2 BEDROOM 2 BATHROOM DUPLEX APARTMENT LOCATED SECONDS AWAY FROM LARK LANE

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, kitchen with breakfast bar and guest W.C. There is staircase leading to



the lower level where there are two double bedrooms both with en suite bathroom and one with a walk in storage cupboard.

Additional Images



Bathroom



Bathroom



Kitchen



Hallway



Reception Room



Communal Hallway



Bedroom



Bedroom



Bedroom



Utility



W/C



Hallway



Rear

Floor Plans



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