

## 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

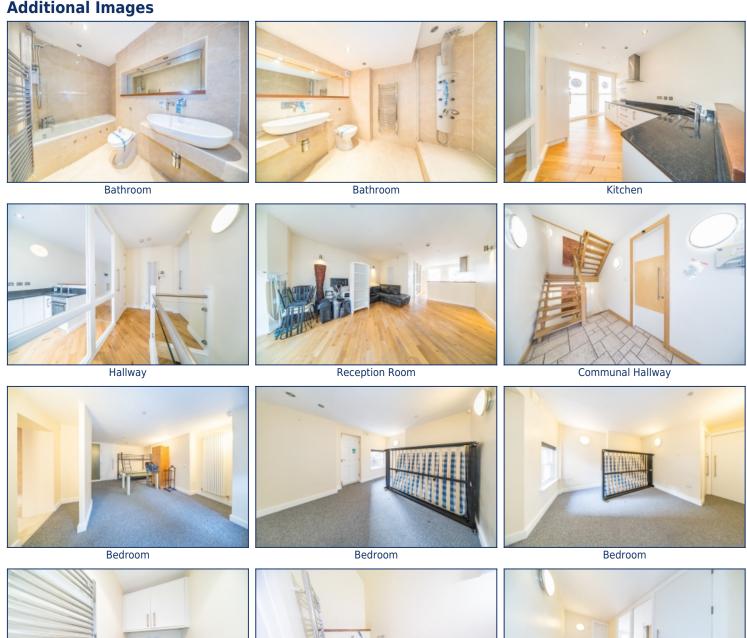
AN 2 BEDROOM 2 BATHROOM DUPLEX APARTMENT LOCATED SECONDS AWAY FROM LARK LANE

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 âioutstandingâio rated Sudley Junior School, Auckland College and St Margaretâis 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 bathroosm and one with a walk in storage cupboard.

## **Additional Images**



W/C

Hallway





Rear

**Floor Plans** 



#### Tel: 0151 727 2469 Fax: 0151 727 4943

#### Atlas Estate Agents, 2 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk 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.