

Ivy Avenue, Cressington, L19



For Sale - £110,000 Offers in Excess of

Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- No Onward Chain
- Recently Modernised to an Exceptional Standard
- Potential Gross Rental Return of 9.2% Based on a Rental Valuation of £850 PCM
- Contemporary Fitted Kitchen with Plentiful Storage
- Bright and Airy Bedroom with Built in Storage Cupboards
- Recently Refurbished Modern Shower Room
- Separate Storage Room in Communal Area
- Well Maintained Communal Gardens
- Close to a Wealth of Amenities, Local Green Spaces and Good Public Transport Links
- Fantastic Sought After Location, L19

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 36 square metres / 392 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £700 per annum
- Security: Burglar Alarm
- Outside Space: Communal Gardens
- Heating/Energy: Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 17/05/2004 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 16/05/2129 (approx)
- Lease Term Remaining: 104 year(s) (approx)
- Service Charge: £700 per annum
- Ground Rent: Peppercorn

Description

Nestled within the charming enclave of Ivy Avenue, Cressington, L19, this exquisite apartment, now available through the esteemed Atlas Estate Agents, beckons with a promise of modern elegance and urban convenience.

As you step into this second-floor sanctuary, prepare to be captivated by its seamless fusion of style and functionality. The accommodation, thoughtfully arranged over a single floor, boasts a spacious open-plan living and dining area, suffused with natural light that dances through expansive windows, inviting you to unwind in comfort and style.

The heart of this abode, a contemporary fitted kitchen, is a culinary haven equipped with abundant storage, where culinary creations are crafted amidst sleek surfaces and state-of-the-art appliances.

The tranquil bedroom, a haven of serenity, welcomes with built-in storage cupboards, ensuring a clutter-free sanctuary for rest and rejuvenation. Adjacent, a recently refurbished modern shower room offers a spa-like retreat, where indulgence and relaxation intertwine seamlessly.

Convenience meets elegance with a separate storage room nestled within the communal areas, providing ample space for belongings, while well-maintained communal gardens offer a verdant escape to nature's embrace.

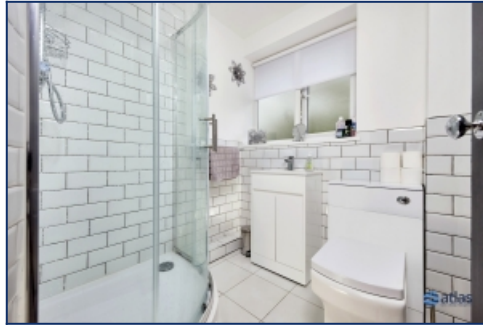
Located in the sought-after L19 postcode, this residence is not just a home, but a gateway to a vibrant lifestyle. With a wealth of amenities, local green spaces, and excellent public transport links at your doorstep, every convenience is within reach.

With no onward chain, the opportunity to make this modern masterpiece your own is unparalleled. Don't miss your chance to call this fantastic location home. Welcome to Ivy Avenue - where sophistication meets serenity.

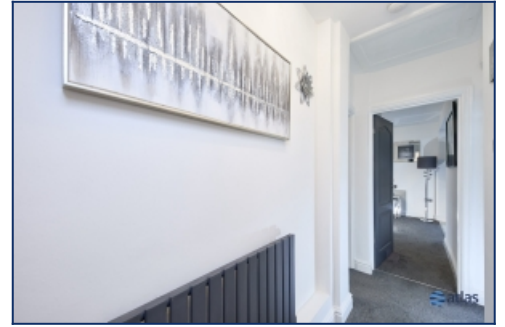
Additional Images



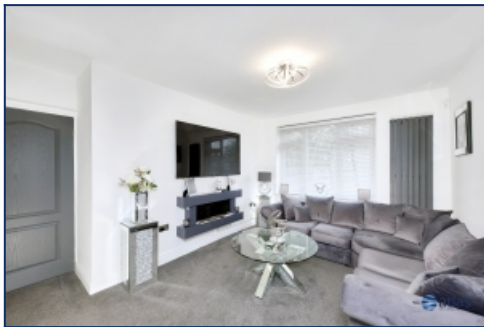
Bedroom



Bathroom



Hallway



Reception Room



Bedroom



Storage Cupboard



Back

Floor Plans

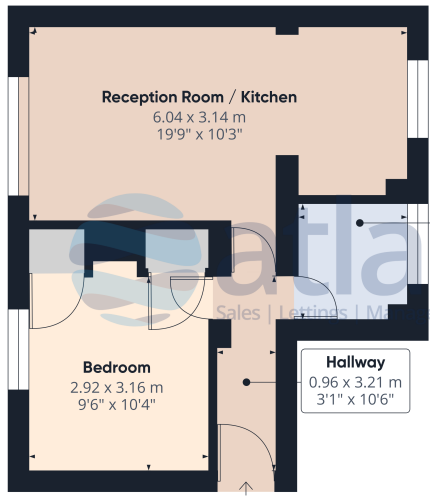


Atlas Estate Agents

Approximate total area*
36.46 m²
392.43 ft²

(*Excluding balconies and terraces)

While every attempt has been made to ensure accuracy, all measurements and approximations, not to scale. This floor plan is for illustrative purposes only.
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Reception Room / Kitchen
6.04 x 3.14 m
19'9" x 10'3"

Bathroom
1.82 x 1.92 m
5'11" x 6'3"

Bedroom
2.92 x 3.16 m
9'6" x 10'4"

Hallway
0.96 x 3.21 m
3'1" x 10'6"

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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.