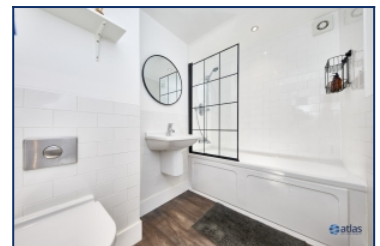


## Ivanhoe Road, Aigburth, L17



For Sale - £170,000 Offers in Excess of

### Key Features

- 1 Bedroom 1 Bathroom Duplex Apartment
- EPC Rating: D
- No Onward Chain
- 1 Bed 1 Bath Duplex Apartment
- Generously Sized & Well Presented Bedroom with a Small Storage Space
- Beautifully Spacious and Inviting Open Plan Living Space/ Kitchen
- Attractive Bay Window to Lounge - Lots of Natural Light
- Modern Kitchen with Appliances Included
- Attractive Contemporary Bathroom Bath and Overhead Shower
- Additional Storage Room
- Desirable L17 Location - Minutes to Aigburth Road, Lark Lane & Sefton Park
- Double Glazing & Central Heating

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Floor Space: 676 square feet / 63 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £120 per calendar month
- Security: Burglar Alarm, Intercom (Video)
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Freezer, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2005 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3003 (approx)
- Lease Term Remaining: 979 year(s) (approx)
- Service Charge: £120 per calendar month
- Ground Rent: Peppercorn

### Description

Brought to you by Atlas Estate Agents, this charming duplex apartment, set in the heart of the sought-after L17 postcode, is now available for sale. Nestled on Ivanhoe Road, this delightful property offers an inviting and generously sized living space, perfect for modern living.

Arranged thoughtfully over two floors, this ground floor and Basement apartment provides a seamless blend of contemporary comfort and elegant design.

As you step into the beautifully spacious living area, you'll be greeted by an abundance of natural light streaming through the attractive bay window, creating a warm and inviting atmosphere. The modern kitchen, complete with all necessary appliances, is a culinary enthusiast's dream, providing ample space for both cooking and entertaining.

The accommodation features a well-presented bedroom, which includes a small storage space to keep your essentials neatly tucked away. The contemporary bathroom, with its stylish bath and overhead shower, ensures a touch of luxury in your daily routine. An additional storage room offers practicality and convenience.

Situated just minutes from Aigburth Road, Lark Lane, and the picturesque Sefton Park, this property boasts a desirable location that combines the tranquillity of suburban living with easy access to vibrant local amenities. The apartment benefits from double glazing and central heating, ensuring comfort throughout the year.

With no onward chain, this duplex apartment presents a rare opportunity for a smooth and straightforward move. Don't miss the chance to make this delightful residence your new home.

## Additional Images



Living Area



Kitchen



Entrance Hall



Bedroom



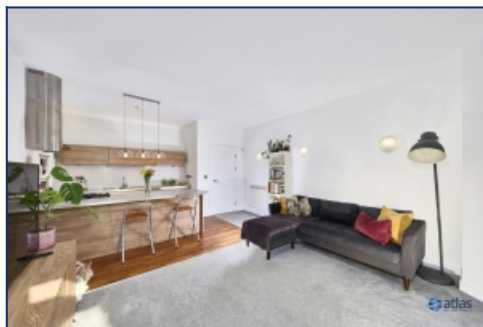
Additional Storage Room



Landing



Kitchen



Kitchen / Living Area

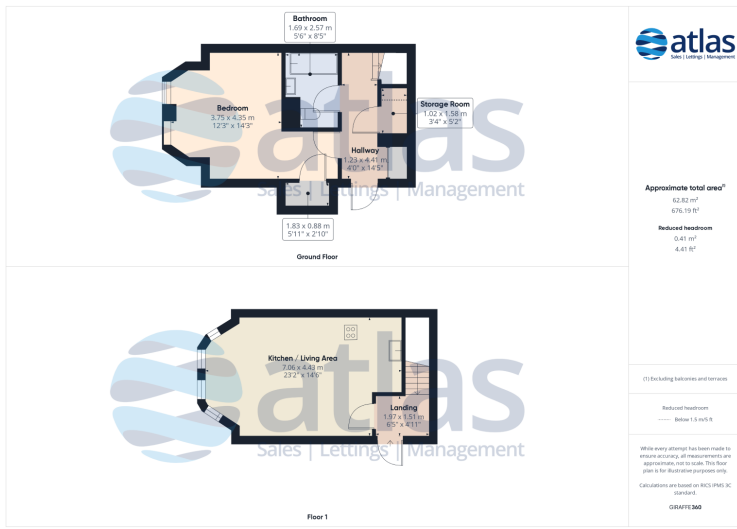


Kitchen / Living Area



Communal Garden

## Floor Plans



**Approximate total area\***

62.82 m<sup>2</sup>

676.19 ft<sup>2</sup>

**Reduced headroom**

0.43 m<sup>2</sup>

4.61 ft<sup>2</sup>

(\*Excluding balconies and terraces)

Reduced headroom

Below 1.9 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GSMT/ESAO

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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.