

Ivanhoe Road, Aigburth, L17



For Sale - £200,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- No Onward Chain: Hassle-free Move with No Delays
- Spacious Living/Dining Area: Filled with Natural Light, Ideal for Relaxing and Entertaining
- Two Double Bedrooms: Well-proportioned and Comfortable
- Contemporary Bathroom: Stylish Bath with an Overhead Shower
- Modern Kitchen: Integrated Appliances and Ample Storage
- Hallway Storage: Extra Space for Easy Organisation
- Beautifully Decorated: Light, Airy Rooms with a Welcoming Feel
- Energy-Efficient: Double Glazing and Gas Central Heating
- Abundant Local Amenities: Minutes from Sefton Park, Lark Lane, and Aigburth Road
- Great Transport Links: a 12-minute Walk to St Michael's Train Station.

Further Details

- Tenure: Leasehold
- Floor: 3 (no lift)
- No. of Floors: 1
- Floor Space: 676 square feet / 63 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £105 per calendar month
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 16/09/1991 (approx)
- Original Lease Term: 215 year(s)
- Lease Expiry Date: 15/09/2206 (approx)
- Lease Term Remaining: 181 year(s) (approx)
- Service Charge: £105 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: The current service charge is £105, with a potential 5-10% increase following the 2024 AGM. No major works are planned, though fascia board replacements may require a one-off payment from all six owners. Pets are not allowed, and sub-letting is permitted, excluding short-term rentals like Airbnb. The ESW1 form is not applicable.

Description

Atlas Estate Agents proudly presents this exceptional flat for sale, located on Ivanhoe Road in the sought-after neighbourhood of Aigburth, L17.

Nestled on the third floor, this delightful two-bedroom home offers spacious, well-appointed accommodation, thoughtfully arranged over one level. With no onward chain, the property promises a smooth and seamless move-in experience, free from delays.

The heart of this flat is the generously proportioned living and dining area, a bright and airy space, perfect for relaxing or entertaining guests. The modern kitchen is designed with the discerning cook in mind, boasting sleek integrated appliances, ample storage, and stylish finishes.

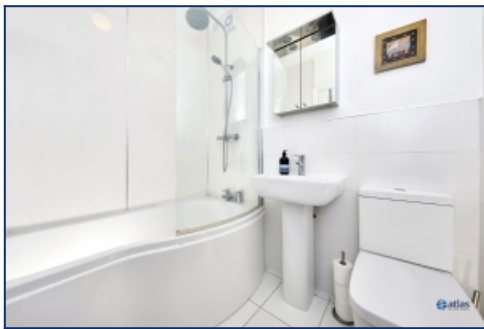
Both double bedrooms are well-sized, providing comfort and tranquillity after a long day. The contemporary bathroom features a sleek bath with an overhead shower, combining functionality with elegance, while a convenient hallway storage cupboard ensures all your belongings are neatly organised.

This charming home is tastefully decorated throughout, with a light and fresh ambiance that complements its energy-efficient features, including double glazing and gas central heating, ensuring comfort and warmth throughout the year.

Located just a short stroll from the lively Lark Lane, the tranquil Sefton Park, and the array of amenities on Aigburth Road, you'll have an abundance of shops, cafés, and green spaces right at your doorstep. St Michael's Train Station, just a 12-minute walk away, offers excellent transport links for convenient commuting.

Whether you're a first-time buyer or looking to downsize, this flat offers the perfect blend of modern living and vibrant local culture. Don't miss the opportunity to make this beautiful property your new home.

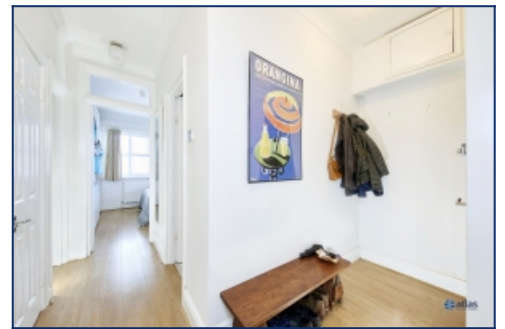
Additional Images



Bathroom



Bedroom Two



Hallway



Living / Dining Room



Living Room

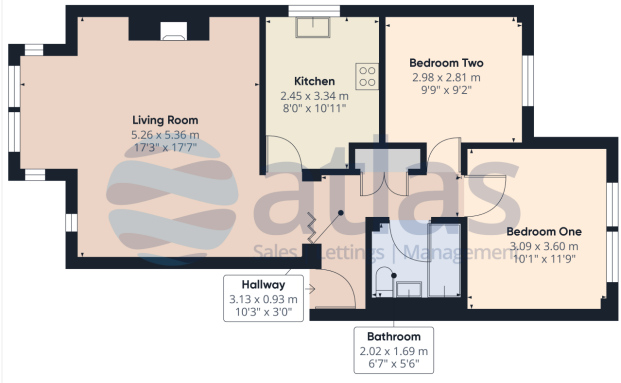


Back Communal Area



Back Communal Gardens

Floor Plans



Approximate total area*
62.73 m²
675.87 ft²

(*) Excluding balconies and terraces

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 2C standard.
GEMFIS360

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.