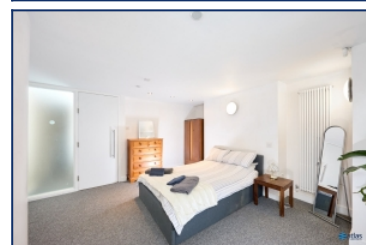


## Ivanhoe Road, Aigburth, L17



**For Sale - £240,000**

### Key Features

- 2 Bedroom 2 Bathroom Duplex Apartment
- EPC Rating: C
- Convenient W.c. Located on the Reception Level for Added Convenience
- No Onward Chain, Ensuring a Smooth and Efficient Purchase Process
- Stylish, Fully Equipped Contemporary Kitchen with High-quality Appliances
- Generously Proportioned Open-plan Reception Room, Featuring Expansive Floor-to-ceiling Windows That Flood the Space with Natural Light
- Both Bedrooms Featuring Fully Tiled En Suite Bathrooms
- Secure Entry System with Video Intercom, Providing Enhanced Safety and Security
- Allocated & Gated Off Street Parking
- Well-maintained Communal Gardens, Offering a Tranquil Outdoor Space to Relax and Unwind
- Highly Sought-after L17 Location - Minutes Walk to Sefton Park and Shops, Bars and Restaurants on the Vibrant Lark Lane
- Close to Excellent Transport Links and Popular Local Schools

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Floor Space: 86 square metres / 927 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £2,319 per annum
- Ground Rent: £100 per annum
- Security: Intercom (Video)
- Parking: Off Street, Gated, Communal, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Dishwasher

### 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: 108 year(s) (approx)
- Service Charge: £2,319 per annum
- Ground Rent: £100 per annum

### Description

Brought to the market by Atlas Estate Agents, this stunning duplex apartment offers a perfect blend of contemporary living and convenience, situated in the highly sought-after area of Ivanhoe Road, Aigburth, L17. Arranged over two floors, this immaculately presented property boasts a generously



proportioned open-plan reception room, where expansive floor-to-ceiling windows flood the space with an abundance of natural light, creating an inviting and airy atmosphere.

A convenient W.C. is located on the reception level, ensuring easy access for guests.

The stylish, fully equipped contemporary kitchen features high-quality appliances, ideal for preparing gourmet meals or enjoying casual dining.

Upstairs, both bedrooms benefit from their own fully tiled en suite bathrooms, offering ultimate privacy and comfort. The apartment also includes a secure entry system with a video intercom, enhancing both safety and peace of mind.

Additional features include allocated, gated off-street parking, and access to well-maintained communal gardens, offering a tranquil outdoor retreat.

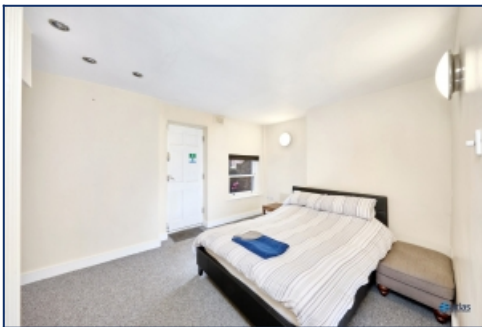
Perfectly positioned just minutes from Sefton Park and the bustling Lark Lane, with its eclectic mix of shops, bars, and restaurants, this property is close to excellent transport links and highly regarded local schools, making it an ideal choice for professionals, couples, or small families alike.

With no onward chain, this property offers a smooth and efficient purchasing process. Don't miss the opportunity to view this exceptional apartment—contact Atlas Estate Agents today.

## Additional Images



Bathroom 2



Bedroom 2



Lounge



Lounge



Lounge



Kitchen



Kitchen



Landing



Landing



Bedroom 1



Bedroom 1



Bathroom 1



Bathroom 2



W.C.



Utility Room



Rear Elevation

## 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](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://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.