

Ivanhoe Road, Aigburth, L17



For Sale - £240,000 Offers Over

Key Features

- 2 Bedroom 2 Bathroom Duplex Apartment
- EPC Rating: C
- No Onward Chain
- Spacious Open Plan Reception Room with Floor to Ceiling Windows
- Contemporary Kitchen with Appliances and Floor to Ceiling Windows
- Convenient Reception Level W.C
- Master Bedroom Featuring Fully Tiled Modern En-Suite Shower Room and Separate Storage Room
- Secondary Bedroom Featuring Fully Tiled Modern En-Suite Bathroom
- Allocated & Gated Off Street Parking
- Secure Entry Video Intercom System
- Well Manicured Communal Gardens
- Desirable L17 Location - Close to Great Schools, Amenities and Transport Links

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Floor Space: 88 square metres / 949 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: 109 year(s) (approx)
- Service Charge: £2,319 per annum
- Ground Rent: £100 per annum

Description

Introducing a stunning duplex apartment, brought to you by Atlas Estate Agents, nestled in the heart of the sought-after Ivanhoe Road, Aigburth, L17. This exquisite property presents a unique opportunity for those seeking contemporary living combined with convenience and style.

Step into luxury as you enter the spacious open-plan reception room, bathed in natural light streaming through floor-to-ceiling windows, creating an inviting ambiance perfect for entertaining or relaxing. The adjoining kitchen boasts modern appliances and its own floor-to-ceiling windows, offering a delightful culinary experience with a view.

Convenience meets elegance with a convenient reception-level W.C., ensuring comfort for you and your guests. Descend the staircase to discover the accommodation arranged over two floors, starting with the master bedroom featuring a fully tiled modern en-suite shower room and a separate storage room, catering to your every need.

The secondary bedroom offers its own fully tiled modern en-suite bathroom, providing privacy and comfort for guests or family members. With no onward chain, this property promises a seamless transition into your dream home.

Enjoy the added luxury of allocated and gated off-street parking, ensuring peace of mind and convenience. A secure entry video intercom system adds an extra layer of security, while the well-manicured communal gardens provide a serene escape from the hustle and bustle of daily life.

Located in the desirable L17 area, this property is close to great schools, amenities, and transport links, making it the perfect blend of luxury and practicality. Don't miss the opportunity to make this exquisite duplex apartment your new home. Contact Atlas Estate Agents today to arrange a viewing and start your journey towards luxurious living.

Additional Images



Bedroom 2



Bathroom



Reception Room



Reception Room



Kitchen



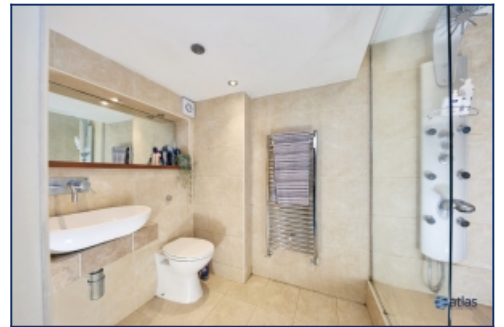
Landing



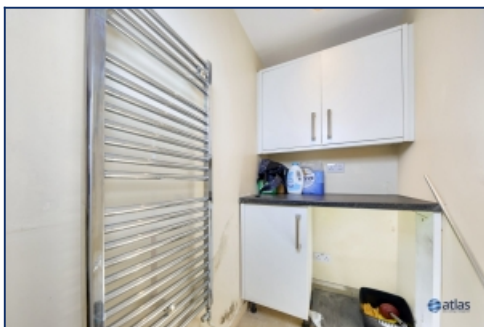
Reception Level W.c



Master Bedroom



Shower Room



Storage Room



Bedroom 2



Building

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.