

# HUNTERS®

HERE TO GET *you* THERE



Ivanhoe Road

, Aigburth, L17 8XE

£135,000



Council Tax:



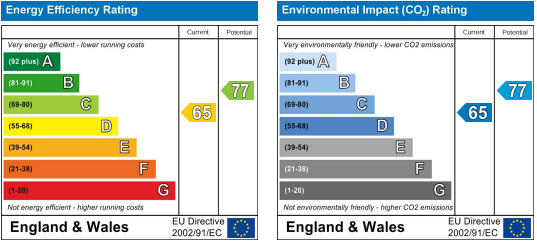
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Liverpool Office on 0151 707 7777 if you wish to arrange a viewing appointment for this property or require further information.

- NO CHAIN
- VICTORIAN BUILDING
- 2 BEDROOM
- ROUGHLY 300 METRES TO SEFTON PARK
- OFF ROAD PARKING
- NEXT TO LARK LANE
- GROUND FLOOR



Hunters are delighted to bring to the market this two bedroom apartment, located next to Lark Lane and roughly 300 metres from Sefton Park! The original stone steps lead you to the converted Victorian Villa apartment. Each room holds a number of original features, including high ceilings and sash windows. The fully fitted kitchen forms part of the open living. The two sash windows over look the front garden and allow the light to flood the room. The property has a large double bedroom and a smaller bedroom adjacent, which could also be used as an office, or walk in wardrobe. The apartment also comes with an off street parking space via permit application.

Lease: 125 years from 25th November 2002  
Service Charge: £720 per annum  
Ground Rent: NA

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MATERIAL INFORMATION

**Tenure:** Leasehold  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

107 Mount Pleasant, Liverpool, L3 5TB  
Tel: 0151 707 7777 Email: [liverpool@hunters.com](mailto:liverpool@hunters.com) <https://www.hunters.com>