Lot 309

Flat 7 & Flat 8, 35 Ivanhoe Road, Aigburth, Liverpool, Merseyside, L17 8XF

By Order of the Mortgagees (Not in Possession)

Two leasehold flats

Location:
The property is located on Ivanhoe Road. Shopping amenities are available locally within Aigburth with a further range of shops, bars and restaurants found in Liverpool City Centre lying to the north east. Public transport links can be found at St Michaels Metro Station located to the south and at Brunswick Metro Station lying to the west along with a network of local bus services serving the surrounding areas. The property is served by road links including the A5089 and the A561 both located to the west. Recreational pursuits are available at Sefton Park lying to the east and at Festival Gardens located to the south.

Accommodation:
The auctioneers were unable to inspect the property at the time of print. It is understood that each flat comprises of 2 bedroom accommodation. Purchasers are deemed to rely upon their own enquiries as to the internal layout of the property.

EPC Rating:
Flat 7: TBC, Flat 8: C

Council Tax Band: C

Lease:
Held on leases at a ground rent of £TBC per annum.

Note 1:
The properties are understood to have defective titles. Neither flat is located as drawn on the lease plans and it is understood that each is registered in the location of the other.



All enquiries Ref: Meghan Mamo

Note 2:
The properties are being sold by the mortgagees not in possession. We are unable to confirm if the properties are occupied and no keys will be provided upon the sale of the properties.