



## 1 bed apartment to buy in L33

Roughwood Drive, Kirkby, Liverpool,  
Merseyside, L33 8XE

**£38,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Cash Buyers Only
- ✓ INVESTMENT OPPORTUNITY
- ✓ One Bedroom Ground Floor Apartment
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

ATTENTION INVESTORS! \*\* \*\* CASH BUYERS ONLY \*\*

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £40000

\*\*IDEAL INVESTMENT OPPORTUNITY - GROUND FLOOR APARTMENT FOR SALE

Dont miss out on this fantastic opportunity to acquire a realistically priced ground floor apartment, being sold.

Doran Kennedy is pleased to present this one-bedroom ground floor apartment located in the desirable area of Northwood, Kirkby. The apartment features:

- **Open Plan Lounge**: A welcoming space perfect for relaxation and entertaining.
- **Fitted Kitchen**: Includes a built-in oven and hob for all your cooking needs.
- **One Comfortable Bedroom**: Ideal for singles or couples.
- **Fitted Bathroom**: Equipped with a shower for convenience.

Additional benefits include:

- **Gas Central Heating**: Ensuring warmth and comfort throughout the year.
- **UPVC Double Glazing**: Enhancing energy efficiency and noise reduction.
- **Allocated Parking**: Providing a secure parking space for the tenant.

This property is being sold with no chain, making the purchasing process smooth and straightforward.

**Early viewing is highly recommended!**

For more information or to schedule a viewing, please contact Doran Kennedy today! This is a prime investment opportunity

Tenure: Leasehold

Date : 28 June 2007

Term : 125 years less 10 days from 10 February 2005

Parties : (1) LPC Living Limited

Ground rent: £150 per year

Service Charge: £142 P/M

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £1,716.00

Price: Starting Bid £38,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Roughwood Drive, Kirkby, Liverpool, Merseyside, L33 8XE

Contact your local branch today for more information on this property:

**X UK, UK, UK, UK, UK, <https://nexuspropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

