



## 1 bed apartment to buy in L22

Park Terrace, Liverpool, Merseyside, L22  
3XB

**£50,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Tenant In Situ
- ✓ One Bedroom Apartment
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable

## Description

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This well-maintained and beautifully presented one-bedroom ground floor flat is situated in the highly sought-after area of Waterloo, offering an excellent investment opportunity.

The property is accessed via an entrance hall leading into a spacious and bright living room, featuring a large window that fills the room with natural light. To the front of the property is a generous double bedroom, benefitting from two large windows, creating a light and airy space.

To the rear, the flat offers a modern fitted kitchen and a contemporary bathroom. A door from the kitchen provides access to a communal rear garden, ideal for outdoor enjoyment.

The property is currently tenanted by long-term occupants paying £520.30 per month, making this an attractive ready-made investment.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 958

Annual Ground Rent Amount: £20.00

Annual Service Charge Amount: £540.00

Price: Starting Bid £50,000

Property Type: Apartment

Parking: Communal

Year built: 1890

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: Yes

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: Cable

**Ground Floor**  
Approx. 45.8 sq. metres (493.5 sq. feet)



Total area: approx. 45.8 sq. metres (493.5 sq. feet)

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>		77
(55-68) <b>D</b>	63	
(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	

Park Terrace, Liverpool, Merseyside, L22 3XB

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.

