



## 1 bed apartment to buy in L8

Greenheys Road, Liverpool, Liverpool, L8  
OPY

**£40,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Tenant in Situ
- ✓ Open Plan Lounge
- ✓ Double Bedroom
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Description

\*SOLD WITH TENANT IN SITU\*

Pattinson Auction are delighted to welcome this one bedroom apartment for sale on Greenheys Road, L8.

The property comprises; open plan lounge and kitchen area, one double bedroom and a spacious sized bathroom.

This apartment offers an excellent investment opportunity sold with no onward chain and is currently tenanted, providing immediate income.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 108

Annual Ground Rent Amount: £257.00

Annual Service Charge Amount: £201.00

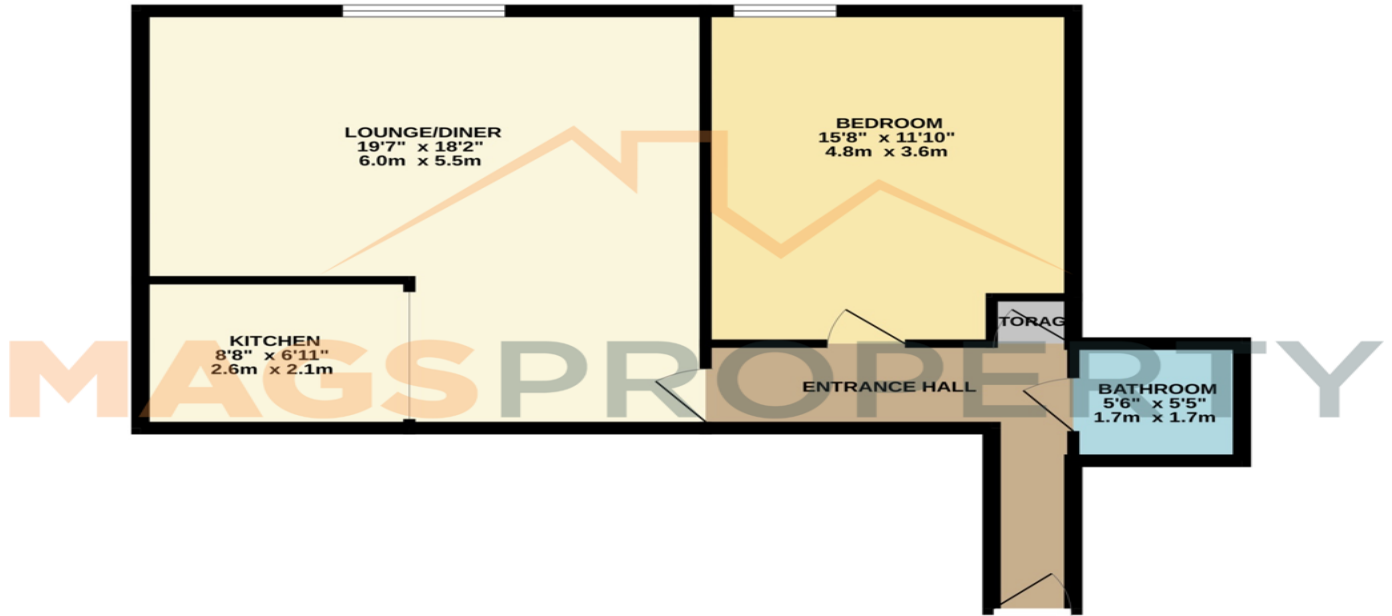
Price: Starting Bid £40,000

Property Type: Apartment

Parking: Allocated

Heating: Electric

GROUND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92-100) <b>A</b>                                  |  |                            |           |
| (81-91) <b>B</b>                                   |  |                            | 82        |
| (69-80) <b>C</b>                                   |  | 69                         |           |
| (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<br>2002/91/EC |           |

Greenheys Road, Liverpool, Liverpool, L8 0PY

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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