



## 1 bed studio flat to buy in L1

9 Crosshall Street, Liverpool, Merseyside,  
L1 6DQ

**£65,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Grade II Listed Property
- ✓ Studio Apartment
- ✓ Student Accommodation
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson would like to present this impressive third-floor studio apartment is available for sale tenant in situ at Westminster Chambers, a highly sought-after development just off Dale Street on Crosshall Street.

The beautifully maintained unit is fully furnished and offers a seamless blend of comfort and style. Inside, you will find a bright living space with its own integrated kitchenette and a modern private shower room.

We have been informed by the seller that Vita Student manages the rental at Crosshall Street and receives a net income of £3,570.64 annually.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 105

Price: Starting Bid £65,000

Property Type: Studio flat

Parking: None

Year built: 2015

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: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

### Third Floor

Liverpool  
Crosshall



- LITE
- CLASSIC
- CLASSIC PLUS
- PREMIUM
- PREMIUM PLUS
- TWO BED
- ACCESSIBLE ROOM

Room	Size (sqm)
301	23
302	18
303	17
304	16
305	18
306	17
307	18
308	18
309	19
310	17
311	17
312	15
313	17
314	16
315	16
316	16
317	18
318	15
319	15
320	15
321	17

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>	76	79
(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

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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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