


## 1 bed apartment to buy in L22

Crosby Road North, Waterloo, Liverpool, Merseyside, L22 0AD

# £85,000 Starting Bid

x 1 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- First floor
- No onward chain
- Additional reception space/study/casual bedroom
- EPC Rating C

## Key Information

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


### Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk


- Flexible viewing slots
- Accompanied viewings

## Description

Welcome to this stylish one-bedroom apartment, situated on the first floor of the popular Sky Gardens development on Crosby Road North. Offering a modern and versatile living space, this property is ideal for professionals, first-time buyers, or those seeking a convenient, low-maintenance home.

The apartment features an open-plan living, dining, and kitchen area, fully equipped with a range of integrated appliances, perfect for everyday living and entertaining. Off the living space, you'll find a further reception area with the potential to be used as a study, casual bedroom, or additional lounge area—offering flexibility to suit your needs.

The spacious double bedroom provides a peaceful retreat, and the modern shower room is well-appointed with contemporary fixtures and fittings.

The development benefits from lift access, ensuring ease of movement throughout, and parking is available, subject to terms and conditions.

With its fantastic location and modern design, this apartment offers a perfect blend of comfort and convenience. Located close to local amenities, transport links, and the vibrant Crosby area, it provides easy access to everything you need. Contact us today to arrange a viewing!

Please note there is a restriction in place stating no pets & no short term lets such as air bnb

244 years left on the lease

Ground rent £350 pa

Service charge £1,523.70 pa.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your detail

Open Plan Lounge / Kitchen - Double glazed window, electric wall heater, laminate flooring, kitchen comprises of a range of fitted wall and base units, work surfaces, stainless steel sink with mixer tap, integrated appliances include fridge/ freezer, electric oven, electric hob, extractor hood, washer dryer

Second Reception / Study - Laminate flooring, electric wall heater

Bedroom 1 - Double glazed window, laminate flooring, electric wall heater

Shower Room - Part tiled walls, large wall mirror, walk in shower cubical with glass screen and door, electric shower, low level w.c. sink electric ladder towel rail.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 244

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £1,524.00

Price: Starting Bid £85,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block, Insulated concrete framework

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: Yes

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

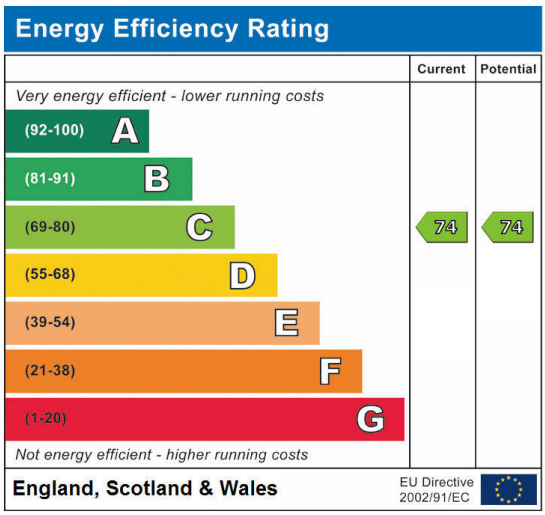
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk**

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