



## 1 bed apartment to buy in L22

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

**£18,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ 1 Bedroom Apartment
- ✓ Sold by Secure Sale
- ✓ Cash Buyers Only
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to market this one bedroom apartment in CROSBY GARDENS and is set in the heart of one of Liverpool's most affluent suburbs. We have a Fifth Floor Studio Apartment. The Development is within minutes of Crosby Beach, these beautifully-appointed apartments are designed for professionals working in the city, but looking for a relaxed coastal lifestyle. Crosby Beach is home to Sir Antony Gormley's iconic art installation, 'Another Place'.

Crosby was recently named by 'The Sunday Times' as one of the top 5 places to live in the North West and is popular with sports stars and celebrities. Crosby Gardens complete with

concierge, integrated appliances, and optional on-site parking.

Lounge/ Kitchen - Double glazed window, electric wall heaters, wooden flooring, kitchen comprises of a range of fitted base and wall units, integrated Electric Oven and Hob, under counter

integrated fridge with icebox, Integrated Washing Machine, built in Storage Cupboard with hanging space

Bedroom

Open to lounge, double glazed window, electric heater

Bathroom

Fully tiled, walk in electric shower, low level w.c. sink unit

Please note we have been advised that there is works needing to be undertaken to the roof and a section 20 is currently underway. There has also been a leak to the apartment making it currently uninhabitable - therefore the photos on the advertisement may not reflect the apartments current condition. We have also been advised that the freehold for the building is also currently up for sale after the previous freeholder went into liquidation.

Council Tax band: A

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Tenure: Leasehold

Length of Lease: 242

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £1,080.00

Price: Starting Bid £18,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Roofing type: Flat

Known property issues: Damp

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: Yes

Required access: No

Heating: Electric

Electric: National Grid

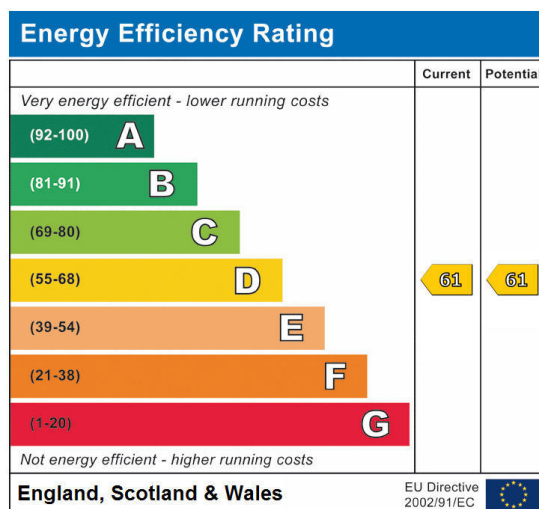
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



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

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

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