



2 bed apartment to buy in CH60

Pensby Road, Heswall, Wirral, Merseyside,
CH60 7RE

£100,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ Heart Of Heswall
- ✓ Tenanted
- ✓ Two Double Bedrooms
- ✓ Top Floor Apartment (3rd floor)
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100000

****Two Bedroom Flat - Centre Of Heswall - Perfect Investment****

Hewitt Adams is delighted to offer via AUCTION this TWO BEDROOM top floor flat located in the CENTRE OF HESWALL.

The property is currently tenanted and is a fantastic INVESTMENT OPPORTUNITY with the current rent at £700pcm.

In brief the accommodation affords; Entrance Hall, Lounge/Diner, Kitchen, Two Bedrooms, Shower Room.

Call Hewitt Adams to view now.

Auctioneers Additional Comments:

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Entrance - Communal front door, stairs leading to the top floor (3rd floor), UPVC door to the hallway.

Hallway - Two storage cupboards, one housing the gas combination boiler.

Lounge - 5.49mx3.73m (max) (18'0x12'03 (max)) - Window to the front elevation, radiator, laminate flooring, spot lights.

Kitchen - 4.14mx3.00m (13'07x9'10) - Wall and base units with worktops, inset sink and drainer with mixer tap, integrated electric oven, gas hob and overhead extractor fan. There is a free standing tall fridge freezer and washing machine. There is a window to the rear elevation and spot lights.

Bedroom 1 - 4.88mx2.74m (16'24x9'39) - Window to the front elevation, radiator, laminate flooring.

Bedroom 2 - 3.43mx3.28m (11'03x10'09) - Window to the front elevation, radiator, laminate flooring.

Shower Room - Walk in shower cubicle, WC, wash basin. tiled floor and partially tiled walls, heated chrome towel rail.

Parking - There is no official parking however we believe previous tenants have been able to park at the rear of the property without any issues. This seems to be operated on a first come first served basis.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £1,759.00

Price: Starting Bid £100,000

Property Type: Apartment

Parking: None

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: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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