



## 1 bed apartment to buy in L22

Park Terrace, Liverpool, Merseyside, L22  
3XB

**£50,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Tenant In Situ
- ✓ One Bedroom Apartment
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This well-maintained and beautifully presented one-bedroom ground floor flat is situated in the highly sought-after area of Waterloo, offering an excellent investment opportunity.

The property is accessed via an entrance hall leading into a spacious and bright living room, featuring a large window that fills the room with natural light. To the front of the property is a generous double bedroom, benefitting from two large windows, creating a light and airy space.

To the rear, the flat offers a modern fitted kitchen and a contemporary bathroom. A door from the kitchen provides access to a communal rear garden, ideal for outdoor enjoyment.

The property is currently tenanted by long-term occupants paying £520.30 per month, making this an attractive ready-made investment.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 958

Annual Ground Rent Amount: £20.00

Annual Service Charge Amount: £540.00

Price: Starting Bid £50,000

Property Type: Apartment

Parking: Communal

Year built: 1890

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: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

**Ground Floor**  
Approx. 45.8 sq. metres (493.5 sq. feet)



Total area: approx. 45.8 sq. metres (493.5 sq. feet)

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>		77
(55-68) <b>D</b>	63	
(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	

Park Terrace, Liverpool, Merseyside, L22 3XB

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

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