



## 2 bed apartment to buy in L6

Epworth Street, Liverpool and parking space, Merseyside, L6 1LU

**£70,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Well-Presented Two-Bedroom Apartment
- ✓ Tenanted Investment £925pcm
- ✓ Two Modern Bathrooms
- ✓ EPC Rating D

## Key Information

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

## Description

This bright apartment offers practical and comfortable living space, ideal for first-time buyers, professionals, or investors seeking a move-in ready property with no works required.

The accommodation comprises an entrance hallway, a spacious living area, a fitted kitchen, two well-proportioned bedrooms and en-suite to the master, and a bathroom, providing a well-balanced internal layout throughout.

The apartment is being sold with a tenant in situ

Epworth Street is located just off Prescott Road, close to local shops and amenities and within easy reach of Liverpool city centre. The area benefits from frequent bus services along Prescott Road providing direct access to the city centre, universities, and Royal Liverpool Hospital, while Edge Hill train station is nearby offering rail connections across the city. Major road access via Edge Lane also makes commuting convenient.

Allocated, Secure, Undercroft Parking.

We have been informed from the vendor that the cladding is being removed and this is funded by the government. Please see legal pack prior to bidding.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 110

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £4,445.00

Price: Starting Bid £70,000

Property Type: Apartment

Parking: Allocated, Gated, Private

Year built: 2011

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

Heating: Electric


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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 

Epworth Street, Liverpool and parking space, Merseyside, L6 1LU

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

