



## 1 bed apartment to buy in L5

6 Great Homer Street, Liverpool,  
Merseyside, L5 3AB

**£90,000** Starting Bid

🛏 x1 🚿 x1 🚻 x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

A well proportioned secondfloor onebedroom apartment, furnished to a high standard and located in the everpopular Poet's Place development. Currently fully tenanted due to strong local demand, and achieving £815 PCM on a dual tenancy basis, the property can also be sold with vacant possession, offering excellent flexibility for investors or owneroccupiers. Ideally positioned less than 10 minutes from Liverpool's main citycentre station, close to the business district, and within easy walking distance of Liverpool John Moores University, this is a prime opportunity in one of the city's most soughtafter rental hotspots. Service Charge £1,020 Per Annum  
Ground Rent  
£345.00 Per Annum  
Lease: 250 years from 30/6/2020

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 255

Annual Ground Rent Amount: £345.00

Annual Service Charge Amount: £1,020.00

Price: Starting Bid £90,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Roofing type: Clay tiles

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

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

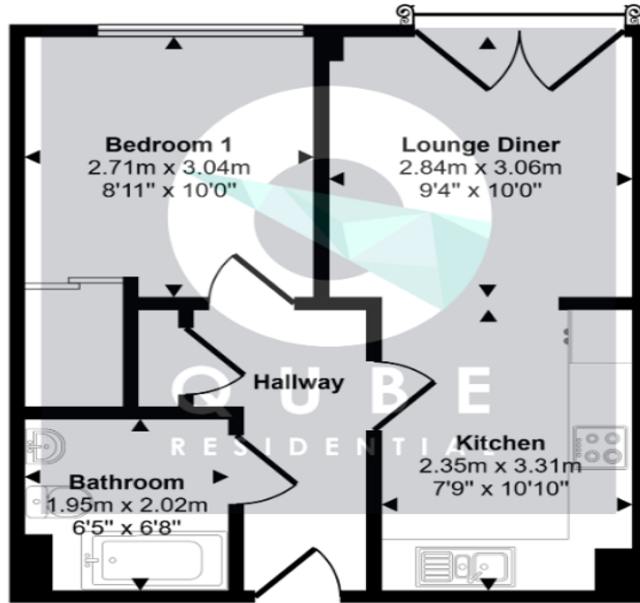
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Approx Gross Internal Area  
37 sq m / 401 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

6 Great Homer Street, Liverpool, Merseyside, L5 3AB

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.

