



### 3 bed apartment to buy in L13

Pighue Lane, Old Swan, Liverpool,  
Merseyside, L13 1DQ

**£50,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Fabulous Modern Apartment
- ✓ Tenant In Situ with an Excellent 10.15% Yield
- ✓ Three Spacious Bedrooms
- ✓ EPC Rating E

## Key Information

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

## Description

This elegant and ample sized apartment sits in a highly sought after area offers spacious, flexible living and combines charm, convenience, and versatility.

It is located close to Wavertree Technology Park, Train Station, Liverpool Shopping Park and it boasts excellent transport links and local amenities.

Inside features a welcoming lounge with a UPVC double glazed bay window, a well-equipped kitchen and three generously sized bedrooms, bathroom, secure entry system, ample parking and communal green space adds further appeal.

Currently tenanted, this property is being sold with a tenant in situ.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 91

Annual Ground Rent Amount: £50.00

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £50,000

Property Type: Apartment

Parking: On Street

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

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

## **LOUNGE**

LOUNGE 15' 9" x 12' 4" (4.82m x 3.78m) Once you enter through your own front door you are presented with a lovely light and airy living room having radiator, power points and UPVC double glazed window. 15' 9" x 12' 4" (4.82m x 3.78m) Once you enter through your own front door you are presented with a lovely light and airy living room having radiator, power points and UPVC double glazed window.

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## **KITCHEN**

KITCHEN 10' 11" x 6' 9" (3.34m x 2.06m) Situated off the lounge is this modern kitchen with a selection of base and wall units with worktop over, sink and drainer inset to worktop with UPVC double glazed window above, power points, integrated oven and hob, space for dishwasher, washing machine and fridge.

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## **MASTER BEDROOM**

MASTER BEDROOM 13' 6" x 12' 5" (4.13m x 3.80m) A generous sized, light and airy master bedroom with power points, radiator and UPVC double glazed bay window.

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## **BEDROOM TWO**

BEDROOM TWO 11' 2" x 9' 8" (3.42m x 2.95m) A further great sized double bedroom with power points, radiator and UPVC double glazed window.

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## **BEDROOM THREE**

BEDROOM THREE 12' 10" x 12' 1" (3.93m x 3.69m) A further generously sized third bedroom featuring power points, radiator and a UPVC double-glazed window.

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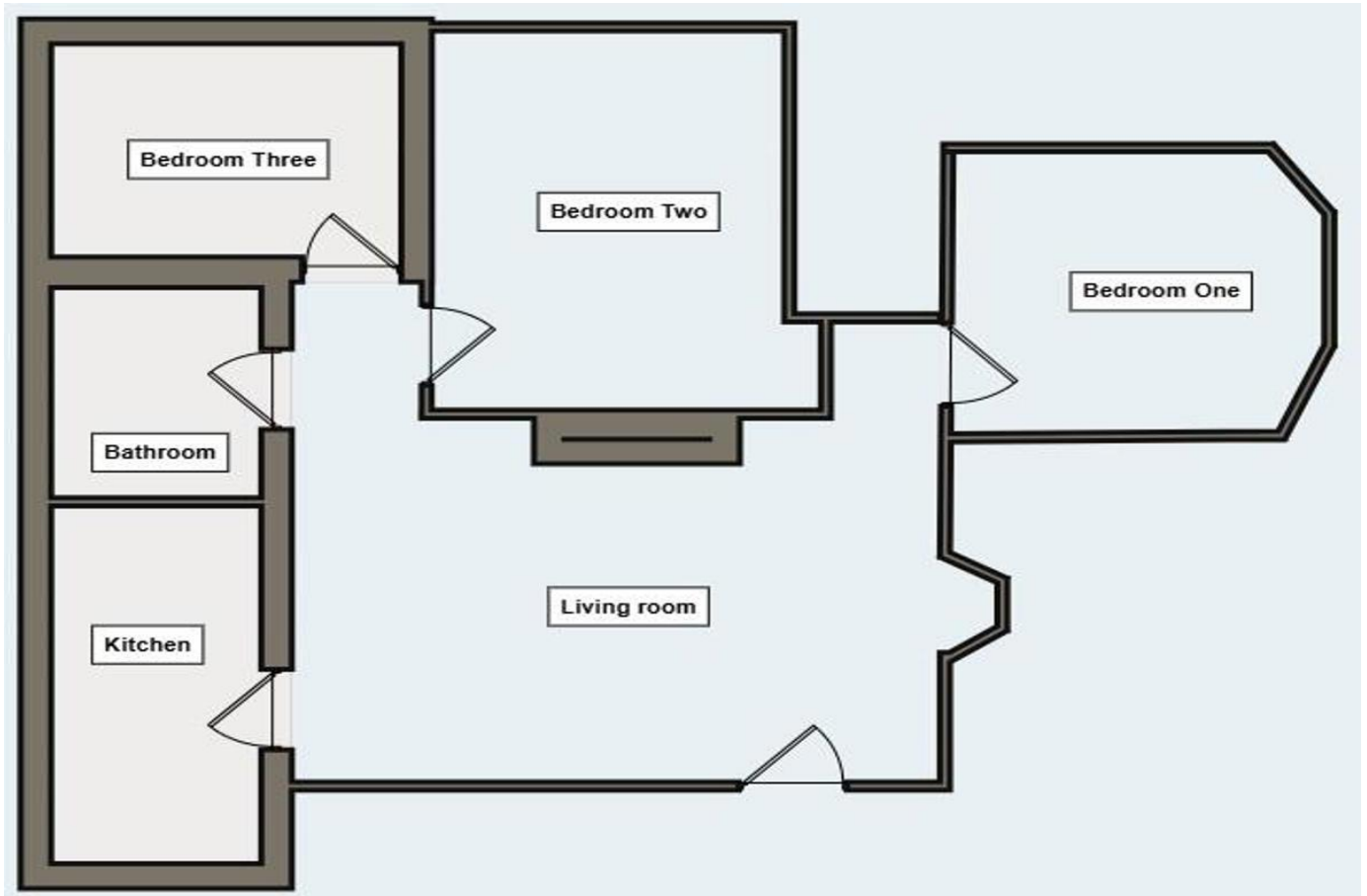
## **BATHROOM**

BATHROOM The bathroom features a modern three-piece suite comprising low flush WC, stylish bath with shower over, pedestal sink, part tiled walls and UPVC double glazed frosted glass window.

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## **OUTSIDE**

OUTSIDE outside has private parking spaces for all residents plus their guests. There are also enclosed bin storage areas to keep the space as attractive as possible. There is a large, raised lawned area surrounded by privet hedges and fences, a great place to socialise on warm, sunny days.



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>		
(39-54) <b>E</b>	52	
(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	

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

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