



**MAGSPROPERTY**

## 2 bed apartment to buy in L6

Epworth Street, Liverpool, Liverpool, Merseyside, L6 1LS

**£70,000** Starting Bid

 x2  x2  x1

Tenure

**Leasehold**

## Property features

- ✓ Cash Buyers Only
- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95,000
- ✓ Very Popular Location Within Liverpool, L6
- ✓ Modern Fitted Kitchen
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

PLEASE NOTE THIS PROPERTY IS BEING SOLD THROUGH PATTINSONS AUCTION.

Mags Property are pleased to offer this well-presented two-bedroom apartment FOR SALE, positioned in the established residential area of Epworth Street, L6 1LS.

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 with en-suite to the master, and a bathroom, providing a well-balanced internal layout throughout.

The apartment is being sold with tenants in situ. We have been advised that cladding work will be underway in the near future. Should any remaining costs be incurred by the building and not covered by government funding, - this will be distributed between the respective parties, including the leaseholders.

Epworth Street is located just off Prescot Road, close to local shops and amenities and within easy reach of Liverpool city centre. The area benefits from frequent bus services along Prescot 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.

EPC Rating: D

Tax Band: B (Liverpool)

Please click on the 'Request Details/Email Agent' button on Rightmove/Zoopla and fill out your contact details, and we will be in touch.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 110

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £4,800.00

Price: Starting Bid £70,000

Property Type: Apartment

Parking: None

Year built: 2011

Construction materials: Brick and block

Known property issues: Unsafe cladding

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

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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, Liverpool, Merseyside, L6 1LS

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.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.

