

EPWORTH STREET, LIVERPOOL, L6 1LS

GUIDE PRICE £70,000

2 1 2

Well-presented two-bedroom apartment in a convenient Liverpool location, offering spacious accommodation, tenant in situ, and excellent nearby transport links.

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This well-presented two-bedroom apartment is offered for sale positioned within the established residential area of Epworth Street, L6 1LS.

The bright and spacious apartment offers practical and comfortable living accommodation, ideal for first-time buyers, professionals or investors.

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

The apartment is being sold with tenants in situ. We have been advised that cladding work is expected to commence in the near future. Should any remaining costs arise that are not covered by government funding, these will be apportioned between the relevant parties, including leaseholders.

Epworth Street is located just off Prescot Road, close to a wide range of 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 the Royal Liverpool Hospital, while Edge Hill train station offers rail connections across the city. Major road links via Edge Lane also make commuting convenient.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective purchasers should verify all details through their own inspection.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these

recommended suppliers or services.

Council Tax Band: B (Liverpool City Council)
Tenure: Leasehold (110 years)
Ground Rent: £250 per year
Service Charge: £4,800 per year
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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