



## 1 bed apartment to buy in L2

7 Tithebarn Street, Liverpool, Merseyside,  
L2 2AA

**£65,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Apartment
- ✓ One Bedroom
- ✓ Tenant In Situ - £850PCM
- ✓ EPC Rating C

## Key Information

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

## Description

We are delighted to market this wonderful one bedroom apartment in Silkhouse Court. This fully furnished property offers well lit, spacious accommodation in the heart of the business district, just a 5-minute walk from Liverpool One.

The property is located on the fifth floor and comprises an entrance hallway leading through to an open plan living room and contemporary kitchen with integrated appliances, a double bedroom and a beautiful tiled three-piece bathroom.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 240

Annual Ground Rent Amount: £690.00

Annual Service Charge Amount: £1,877.00

Price: Starting Bid £65,000

Property Type: Apartment

Parking: None

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Heating: Electric

Electric: National Grid

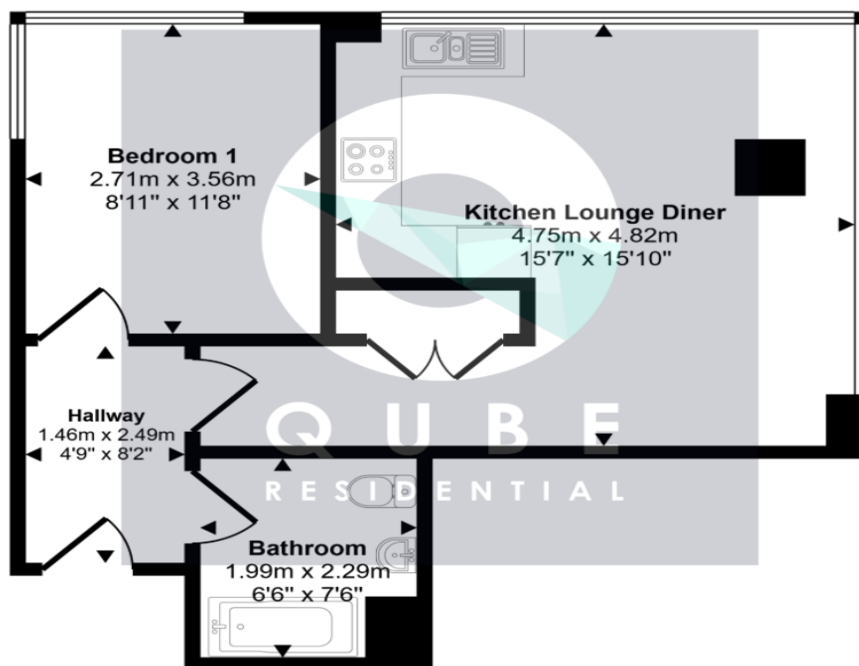
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Approx Gross Internal Area  
44 sq m / 471 sq ft



Floorplan

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 75      | 75                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk**

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