



Auction

2 bed apartment to buy in L6

Gilmartin Grove, Liverpool, Merseyside, L6
1EG

£75,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Gem Of A Property
- ✓ Pretty Views
- ✓ Sought After Location
- ✓ Train Stations Nearby
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **None**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding through Pattinson Auctions Terms & Conditions apply. Starting Bid £75,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Martin and Co are delighted to welcome you to the highly sought after Gilmartin Grove in a coveted location close to the Town Centre. This property features two well-proportioned bedrooms, bathroom, generous kitchen and living area for gathering and entertaining as well as gated parking. This Gilmartin Grove jewel is complemented by its impressive locale, just a short distance away you will find the "Liverpool Lime Street" transit station and "Liverpool Central" train station for easy commuting around the city. Other nearby amenities include "Royal Liverpool University Hospital", "University of Liverpool", and the "World Museum" adding to the convenience and rich cultural exposure of this home. Perfect for young professionals, students, or small families or a discerning landlord with it's excellent rental potential, this understated gem is a great blend of comfort and location. EPC GRADE = C

Leasehold - 104 years

Service charge- £1675.52

Ground rent - £150 pa

Building insurance £680.70 yearly

Council Tax Band- B

All measurements are approximate and cannot be relied upon for any future purpose and no liability is taken for any errors.

HALLWAY 15' 4" x 3' 8" (4.69m x 1.13m) An inviting hallway having wood effect flooring, storage cupboards, intercom entry system, power points, radiator and access to all rooms.

LOUNGE/KITCHEN 20' 1" x 16' 7" (6.14m x 5.06m) A wonderful bright and spacious open plan lounge/dining space, having wood effect flooring, power points, two radiators, open plan to the kitchen and three UPVC double glazed windows throwing in streams of natural light.

KITCHEN AREA Having a range of matching wall and base units with worktop over, stainless steel sink and drainer with tap over and UPVC double glazed window above, electric hob inset to worktop with extractor hood over, integrated oven underneath, space for fridge freezer, and washing machine, part tiled walls, power points, breakfast bar and open plan top the dining area and lounge.

MASTER BEDROOM 12' 4" x 8' 4" (3.76m x 2.55m) Great sized light and airy master bedroom having wood effect flooring, radiator, power points and UPVC double glazed window.

BEDROOM TWO 12' 2" x 7' 3" (3.73m x 2.22m) Another bright and spacious bedroom having wood effect flooring, storage cupboard, power points, radiator and UPVC double glazed window.

BATHROOM 6' 6" x 6' 1" (2.00m x 1.87m) Fully fitted bathroom with low level WC, sink inset to worktop, panelled bath and shower over, wood effect flooring, part tiled walls, towel rail and a UPVC double glazed frosted glass window.

OUTSIDE The property is entered through gates where there is plentiful parking available at the complex

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 104

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £1,676.00

Price: Starting Bid £75,000

Property Type: Apartment

Parking: Allocated

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

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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