



BerkeleyShaw
REAL ESTATE

2 bed flat to buy in L8

Greenheys Road, Liverpool, Merseyside,
L8 0PY

£55,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 2 bedroom fourth floor apartment
- ✓ Fantastic investment potential
- ✓ Secure development
- ✓ EPC Rating D

Key Information

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

Description

We are delighted to offer for sale this well-presented two-bedroom fourth-floor apartment, situated within the popular Heysmoor Heights development on Greenheys Road, L8 and offered for sale with no onward chain.

Offering excellent investment potential with a potential rental income of approximately £825 per calendar month, the apartment is ideally suited to investors looking to secure a property in a popular rental location close to Liverpool city centre.

The apartment is accessed via a well-maintained communal hallway, with both lift and stair access to the fourth floor. The property itself opens into a welcoming entrance hall with a useful storage cupboard.

There are two bedrooms, both benefiting from fitted wardrobes, along with a three-piece bathroom. The heart of the property is the spacious open-plan kitchen and living area, featuring a fitted kitchen with a range of integrated appliances and providing an excellent space for both relaxing and entertaining.

Heysmoor Heights is ideally located for access to Liverpool city centre, with the city's universities, hospitals, restaurants, bars and shopping facilities all within easy reach. Sefton Park is also nearby, providing a fantastic green space for residents to enjoy.

With its generous accommodation, lift access, fitted wardrobes and strong rental potential, this is an excellent opportunity for investors looking to add to their portfolio in a well-connected L8 location.

Potential rental income £825 pcm

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £336.00

Annual Service Charge Amount: £2,149.00

Price: Starting Bid £55,000

Property Type: Flat

Parking: None

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Listed property: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Greenheys Road, Liverpool, Merseyside, L8 0PY

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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