

Carlett View, Garston, L19



For Sale - £69,950

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C79
- No Chain - Ready to Buy
- Excellent Investment Opportunity - 9% Yield
- Well Presented Accommodation
- Modern Fitted Kitchen with Integrated Appliances
- Contemporary Tiled Family Bathroom
- Popular South Liverpool Location
- Served by Excellent Transport Links
- Secure Off Street, Gated Car Parking
- Double Glazing & Gas Central Heating
- Available with Tenant or Vacant Possession

Further Details

- Tenure: Leasehold
- No. of Floors: 1
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £250 per quarter
- Ground Rent: £150 per annum
- Parking: Visitors, Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washer Dryer, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2015 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3013 (approx)
- Lease Term Remaining: 989 year(s) (approx)
- Service Charge: £250 per quarter
- Ground Rent: £150 per annum

Description

A WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT BENEFITING FROM SECURE OFF STREET, GATED CAR PARKING AND SERVED BY EXCELLENT TRANSPORT LINKS

Situated in Garston, a small yet popular south Liverpool suburb and home to many useful amenities including Liverpool South Parkway Train Station, Long Lane Sports Complex and a municipal library. Neighbouring suburb Speke, encompasses Liverpool John Lennon Airport, New Mersey Retail Park and Speke Hall. Speke Hall is a wood-framed wattle-and-daub Tudor manor house and is one of the finest surviving examples of its kind. St Mary's Road is a popular main road running through Garston and features a diverse selection of wine bars, coffee shops and independent businesses. Garston is also home to good schools including Gilmour Junior School and can be within the catchment area of St Margaret's Academy. It offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, open plan kitchen/living/dining room, two double bedrooms and a family bathroom.

The property also benefits from double glazing, gas central heating and secure gated parking.

As an investment, the property is currently tenanted as per the tenancy schedule table below. Atlas Estate Agents are able to fully manage the tenancy for a fee of just 8% inc. VAT. The property is also available with vacant possession upon completion.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Additional Images



Kitchen



Bedroom One



Bedroom Two



Bathroom

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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.