

## Earp Street, Garston, L19



**For Sale - £75,000**

### Key Features

- 1 Bedroom 1 Bathroom Flat
- EPC Rating: B81
- No Chain - Ready to Buy!
- Fitted Kitchen With Appliances
- Local Shops and Amenities
- Allocated & Gated Parking Space
- Served By Good Transport Links
- Secure Entry Intercom System
- Suited to Investors/First Time Buyers
- Double Glazing & Electric Heating
- Early Viewing Advised!
- Attractive 9% Yield

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 38 square metres / 409 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £1,481 per annum
- Ground Rent: £1 per annum
- Security: Intercom (Audio Only)
- Parking: On Street, Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer, Washing Machine

### Leasehold Details

- Tenure: Leasehold
  - Lease Start Date: 18/01/2005 (approx)
  - Original Lease Term: 125 year(s)
  - Lease Expiry Date: 17/01/2130 (approx)
  - Lease Term Remaining: 105 year(s) (approx)
  - Service Charge: £1,481 per annum
  - Ground Rent: £1 per annum
  - Leasehold Information: Pets are not permitted.
- The vendor's solicitor has advised that there is no ground rent payable.

### Description

A WELL PRESENTED 1 BEDROOM FIRST FLOOR APARTMENT SITUATED IN THE POPULAR SOUTH LIVERPOOL SUBURB OF GARSTON, L19.

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, storage cupboard, double bedroom, bathroom and open plan living area and kitchen. Externally there is a gated car park with one allocated space.

The property also benefits from double glazing and electric heating.

As an investment, the property is currently vacant but would attract tenants at a rent of approximately £550 per calendar month. Atlas Estate Agents are able to find quality tenants from just £282.50 and also offer full management at a rate of just 9.5%.

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

Additional Images



Bathroom



Rear Elevation



Car Park



Living Room

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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.