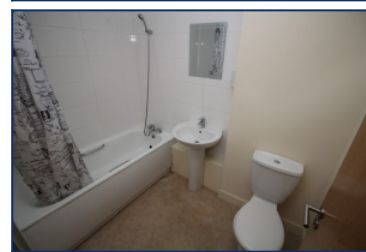


Heald Street, Garston, L19



For Sale - £75,000

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C74
- No Chain - Ready to Buy
- Great Landlord Investment Opportunity
- Extremely Well Presented - Ready to Move Into
- Modern Fitted Kitchen with Integrated Appliances
- Popular South Liverpool Location
- Local Shops and Amenities
- Served by Excellent Transport Links
- Secure & Gated Off Street Parking with Electric Gates
- Double Glazing & Gas Central Heating
- Secure Entry Intercom System

Further Details

- Tenure: Leasehold
- No. of Floors: 1
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £91 per calendar month
- Ground Rent: £100 per annum
- Parking: Visitors, On Street, Off Street, Gated, Communal
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2015 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 31/12/2164 (approx)
- Lease Term Remaining: 139 year(s) (approx)
- Service Charge: £91 per calendar month
- Ground Rent: £100 per annum

Description

AN EXTREMELY WELL PRESENTED 2 BEDROOM FIRST FLOOR APARTMENT BENEFITING FROM NO CHAIN AND SECURE OFF STREET CAR PARKING

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 planing living/dining/kitchen area, two double bedrooms and a family bathroom. Externally there is secure, gated off street car parking to the rear.

The property also benefits from double glazing, gas central heating and a secure entry intercom system.

As an investment, the property is currently vacant but would attract tenants at a rent of £550 per calendar month. Atlas Estate Agents are able to find quality tenants from just £239 and also offer full management at a rate of 10%.

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

Room Details

Hall

3.94 x 1.25 metres (13' 0" x 4' 2")
Video intercom system, heating thermostat and carpet flooring.

Kitchen / Living /Dining Area

5.08 x 5.78 metres (16' 8" x 19' 0")
TV and phone points, majority glazed front aspect windows, radiator, range of kitchen wall and base units, laminate worktops, sink with mixer tap, integrated appliances, extractor hood, part carpet and part vinyl flooring.

Bedroom One

3.62 x 2.85 metres (11' 11" x 9' 5")
Window to the rear aspect, radiator, TV point and carpet flooring.

Bedroom Two

3.62 x 2.83 metres (11' 11" x 9' 4")
Carpet flooring, TV point, window to the rear aspect and radiator.

Bathroom

2.37 x 1.67 metres (7' 10" x 5' 6")
Bath, shower, wash basin, W/C, tiled splashback, vinyl flooring, extractor fan, radiator and shaving point.

Additional Images



Rear Elevation



Kitchen



Living Room



Living Room



Bedroom Two

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Mossley Hill, Liverpool, L18 1LN

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.