



## 1 bed apartment to buy in L22

16 Crosby Road North, Waterloo,  
Liverpool, Merseyside, L22 0AD

**£40,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ NO CHAIN
- ✓ Close to Train Station
- ✓ Local Shops, Cinema, Library & Restaurants
- ✓ IDEAL FOR INVESTORS
- ✓ EPC Rating D

## Key Information

✓ Council Tax: Band A

✓ EPC Rating: D

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Perfect for first-time buyers, downsizers, or investors, this modern apartment offers an excellent turnkey opportunity, with potential rental income of approximately £650 pcm.

Crosby Gardens is just minutes from Crosby Beach, home to Sir Antony Gormley's world-famous 'Another Place' installation, and positioned within walking distance of local cafés, restaurants, bars, and transport links. Crosby itself was recently named one of the Top 5 Places to Live in the North West by The Sunday Times, thanks to its vibrant community and coastal lifestyle appeal. The studio benefits from a kitchen with a range of integrated appliances & modern shower room.

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.

We have been made aware that the roof needs repairing and the cost could fall to the individual leaseholders.

Communal Entrance -

Lounge/Dining Space -

Bedroom Area -

Bathroom -

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 241

Annual Ground Rent Amount: £350.00


Annual Service Charge Amount: £2,738.00

Price: Starting Bid £40,000

Property Type: Apartment

Known property issues: Damp



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	61
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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