



## 2 bed apartment to buy in L17

Mere Bank, Liverpool, Merseyside, L17  
1AE

**£77,000** Starting Bid

 x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ 2 Double Bedrooms
- ✓ Living Room
- ✓ Outside Balcony
- ✓ Fitted Kitchen
- ✓ EPC Rating C

## Key Information

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

## Description

This very well proportioned two bedroom apartment in the desirable Sefton Park offers a fantastic investment opportunity for the discerning buyer. With potential net yield of over 10%, this is certainly not an opportunity to be missed.

The apartment is situated on the second floor of Merebank Tower, with pleasant views across the gardens onto Sefton Park. Located at the entrance to Sefton Park between Greenbank Lane and Greenbank Drive. The property comprises entrance hall, lounge, fully fitted kitchen, two double bedrooms and separate bathroom. Secure private parking is also included. Apartment comes with outside balcony. Early viewing is recommended in order to not miss this fantastic opportunity.

Service charge 2025 - £1986.06 PA

Ground Rent £262 PA

Lease term - 250 years from 2013

Currently Tenanted Until 20/09/26 @ £950 PCM

EWS-1 Rating : B1

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 238

Annual Ground Rent Amount: £262.00

Annual Service Charge Amount: £1,986.00

Price: Starting Bid £77,000

Property Type: Apartment

Parking: Allocated

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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