



## 1 bed apartment to buy in L33

Roughwood Drive, Kirkby, Liverpool,  
Merseyside, L33 8XE

**£38,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Cash Buyers Only
- ✓ INVESTMENT OPPORTUNITY
- ✓ One Bedroom Ground Floor Apartment
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

ATTENTION INVESTORS! \*\* \*\* CASH BUYERS ONLY \*\*

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £40000

\*\*IDEAL INVESTMENT OPPORTUNITY - GROUND FLOOR APARTMENT FOR SALE

Dont miss out on this fantastic opportunity to acquire a realistically priced ground floor apartment, being sold.

Doran Kennedy is pleased to present this one-bedroom ground floor apartment located in the desirable area of Northwood, Kirkby. The apartment features:

- \*\*Open Plan Lounge\*\*<sup>™</sup>: A welcoming space perfect for relaxation and entertaining.
- \*\*Fitted Kitchen\*\*<sup>™</sup>: Includes a built-in oven and hob for all your cooking needs.
- \*\*One Comfortable Bedroom\*\*<sup>™</sup>: Ideal for singles or couples.
- \*\*Fitted Bathroom\*\*<sup>™</sup>: Equipped with a shower for convenience.

Additional benefits include:

- \*\*Gas Central Heating\*\*<sup>™</sup>: Ensuring warmth and comfort throughout the year.
- \*\*UPVC Double Glazing\*\*<sup>™</sup>: Enhancing energy efficiency and noise reduction.
- \*\*Allocated Parking\*\*<sup>™</sup>: Providing a secure parking space for the tenant.

This property is being sold with no chain, making the purchasing process smooth and straightforward.

\*\*Early viewing is highly recommended!\*\*

For more information or to schedule a viewing, please contact Doran Kennedy today! This is a prime investment opportunity

Tenure: Leasehold

Date : 28 June 2007

Term : 125 years less 10 days from 10 February 2005

Parties : (1) LPC Living Limited

Ground rent: £150 per year

Service Charge: £142 P/M

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £1,716.00

Price: Starting Bid £38,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

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: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



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>	71	74
(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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