



## 1 bed apartment to buy in L3

Pall Mall, Liverpool, Merseyside, L3 6AE

**£85,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Cash Buyers Only
- ✓ Currently Tenanted
- ✓ One bedroom apartment
- ✓ Sold
- ✓ EPC Rating C

## Key Information

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

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000.

Stylish One-Bedroom City Centre Apartment with Balcony and sitting tenant.

Situated within the sought-after Pall Mall district on the edge of Liverpool City Centre, Apartment 58 offers a fantastic opportunity for owner-occupiers and investors alike. This well-proportioned one-bedroom apartment extends to approximately 637 sq. ft. (59.2 sq. m.) and benefits from a private balcony, spacious accommodation and excellent access to Liverpool's vibrant business, retail and leisure amenities.

The property is accessed via a welcoming entrance hall with useful built-in storage, leading to a bright and generously sized open-plan living area. The living room provides ample space for both lounge and dining furniture, creating an ideal setting for relaxing or entertaining guests. Adjacent to the living area is a fitted kitchen featuring a range of wall and base units with space for essential appliances.

The spacious double bedroom offers excellent proportions and is further enhanced by a walk-in wardrobe/dressing area, providing valuable storage space rarely found in comparable city apartments. A modern bathroom is fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC.

A standout feature of the apartment is the private balcony, offering an attractive outdoor space to enjoy morning coffee or unwind after a busy day in the city.

Located within easy reach of Liverpool's Commercial District, Liverpool ONE, the waterfront and excellent transport links, the property enjoys a convenient position for professionals, students and commuters. The apartment is also well placed for access to a wide range of restaurants, bars, shops and cultural attractions.

Accommodation

Entrance Hall

Spacious Living/Dining Room

Fitted Kitchen

Double Bedroom

Walk-In Wardrobe

Modern Bathroom

Store Cupboard

Private Balcony

Key Features

One-bedroom city centre apartment

Approx. 637 sq. ft. (59.2 sq. m.)

Private balcony

Spacious living accommodation

Walk-in wardrobe to bedroom

Excellent storage throughout

Popular city centre location

Ideal investment opportunity

Close to Liverpool waterfront, business district and Liverpool ONE

Good transport connections throughout the city and beyond

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 980

Annual Ground Rent Amount: £425.00

Annual Service Charge Amount: £2,981.00

Price: Starting Bid £85,000

Property Type: Apartment

Parking: None

Known property issues: Unsafe cladding

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

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>		82
(69-80) <b>C</b>	76	
(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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