



## 2 bed apartment to buy in L20

24a Bedford Road, Bootle, Merseyside,  
L20 7DW

**£55,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Gem Of A Property
- ✓ Two Spacious Bedrooms
- ✓ Great Sized Lounge
- ✓ EPC Rating C

## Key Information

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

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £55,000. 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.

A Gem of a property is this great first floor apartment, situated in a sought after area. This location offers excellent transport links, with frequent bus routes nearby and Bootle New Strand train station just a short walk away offering direct access to Liverpool city centre. Local schools such as Bedford Primary School and Hillside High School are within easy reach, making it an ideal location for families. The apartment briefly comprises of a spacious lounge/Diner, kitchen, two spacious bedrooms and bathroom. With no onward chain, this property is ready to move in to. EPC grade = c

Council tax band = a

Leasehold - 150 year lease from 23/03/2006 = 130 years left

Ground Rent & Service Charge £220 per month

All

HALLWAY 17' 3" x 4' 3" (5.267m x 1.316m) A great sized hallway having radiator, storage cupboard, lights inset to ceiling and access to all rooms.

LOUNGE/DINER 17' 8" x 16' 0" (5.40m x 4.90m) A lovely lounge having power points, double panel radiator, and a lovely walk in Bay double glazed window throwing in streams of natural light. The dining area has a further double glazed window, power point and radiator.

KITCHEN 12' 2" x 6' 8" (3.71m x 2.05m) The kitchen is set back though semi open plan to the lounge and consists of a range of fitted wall and base units, gas hob inset to worktop with extractor hood above and oven in unit underneath, stainless steel sink and drainer inset to worktop with mixer tap over, space and plumbing for washing machine and fridge/freezer, lights inset to ceiling, power points, modern Boiler and double glazed window.

MASTER BEDROOM 0' 0" x 0' 0" x 0m) A light and airy bedroom having power points, radiator and a walk in bay double glazed window throwing in streams of natural light.

BEDROOM TWO 13' 2" x 11' 4" (4.02m x 3.46m) Another light and airy bedroom having power points, double panel radiator, cupboard housing gas meter and two double glazed windows again making this a light and airy room.

BATHROOM 7' 2" x 5' 7" (2.20m x 1.71m) Having low level W. C, panel bath with shower over, pedestal wash hand basin, part tiled walls and wood effect flooring.

OUTSIDE The property is approached from the roadside where there is plenty of parking.

Auctioneers comments

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 130

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £2,640.00

Price: Starting Bid £55,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Heating: Gas


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>		83
(69-80) <b>C</b>	79	
(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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