



## The Reach, 39 Leeds Street, Liverpool, Merseyside L3 2DE By Auction £70,000

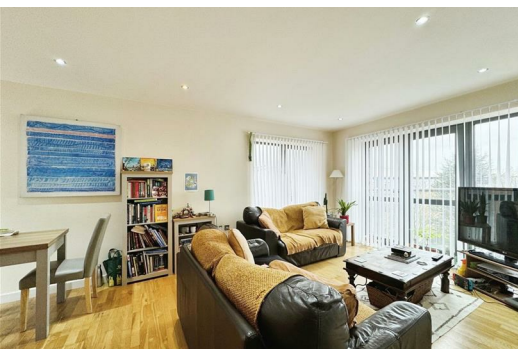
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000


Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.


Located on the outskirts of Liverpool City Centre is this spacious, top floor corner apartment. The apartment is ideally located for easy access into Liverpool City Centre, which offers a fantastic range of amenities. The apartment is currently let for £695pcm on a periodic tenancy and will be sold with the tenant in situ.

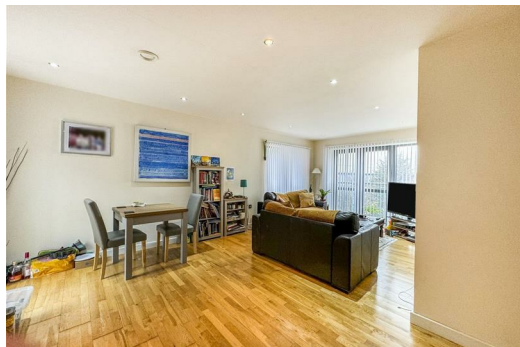
The accommodation briefly comprises entrance hallway, open plan living area and kitchen, two double bedrooms & modern bathroom with shower. Property benefits from secure entry system, double glazing and one allocated parking space.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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Company No. 05206927

