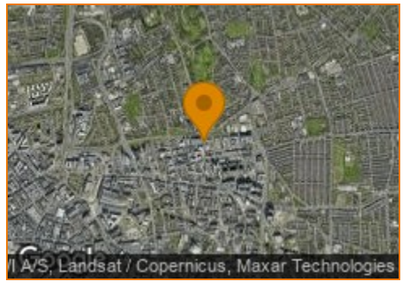
Terrain Map



Hybrid Map



Terrain Map

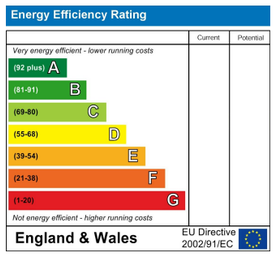


Floor Plan

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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BOULTONS



1 - 10 Devon Street

Brownlow Hill, Liverpool, L3 8HA

Declared Reserve £20,000

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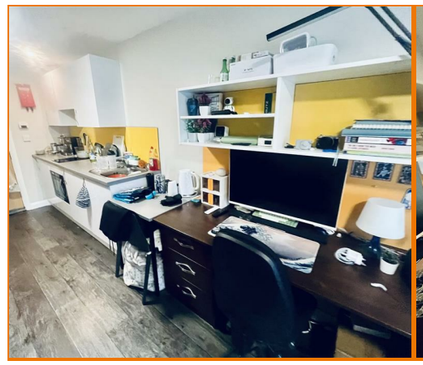

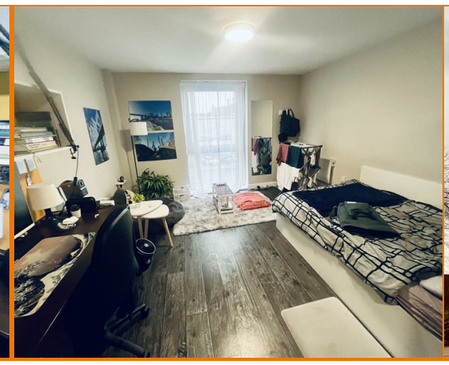



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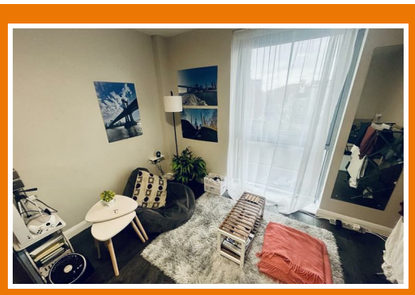



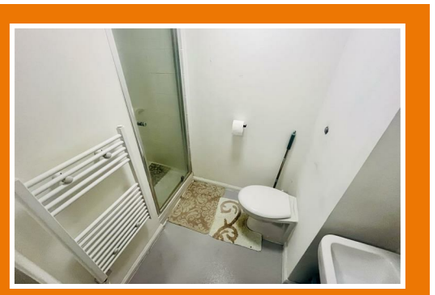

++++ DECLARED RESERVE @ £22,000 +++ BUY NOW FOR £20,000 (PLUS ANY COSTS IN THE CONTRACT & IF YOU ARE THE ONLY BIDDER) +++

+++ UNDER TRADITIONAL AUCTION CONDITIONS VIA OUR OWN WEBSITE - VISIT OUR PAGE, REGISTER, VIEW THE LEGAL PACK AND BID +++ LANDLORDS CAN “HIT THE GROUND RUNNING +++ ESTABLISHED TENANT IN SITU +++ £180 PW AGREEMENT IN PLACE +++ OPEN TO BID FOR 24 HOURS +++ CLOSING BIDS 08.05.2025 +++

Prominently located on Devon Street in the vibrant city of Liverpool, and opposite Hope University campus , this modern studio apartment presents an excellent investment opportunity, particularly appealing to those seeking proximity to the university and city centre. The building boasts contemporary design and functionality, making it ideal for modern student living.

The studio features a well-appointed reception room that seamlessly integrates with the sleeping area, providing a comfortable and efficient living space. The bathroom is designed with modern fixtures, ensuring convenience for the occupant. This property is currently tenanted, generating a steady rental income of £180 per week, which highlights its potential for a high-yield return on investment.

Residents benefit from a superb support team dedicated to student needs, alongside an impressive array of communal facilities. These include a fully equipped gym, a cinema room for leisure and entertainment, and a larger kitchen area perfect for social gatherings. Additionally, a games area offers a fun space for relaxation and interaction among residents.

This studio apartment not only serves as a practical living space but also represents a sound investment in a thriving area of Liverpool. With its modern amenities and strategic location, it is an opportunity not to be missed for those looking to invest in the property market.

ACCOMMODATION

LIVING/KITCHEN/BEDROOM SUITE
22'1" max x 11'5"

With a Nordic wood effect floor covering and aluminium framed double glazed windows looking towards Liverpool Hope University campus. The kitchen area is fitted with a range of contemporary wall and base units in a white colour scheme with a grey stone effect worktop incorporating a two ring electric hob and a fitted microwave style oven beneath. Splashbacks surround the preparation areas, stainless steel inset sink with mixer tap and small draining board. Electric storage heater, telephone intercom, fuse board and an internal door leading to the shower room.

EN SUITE SHOWER ROOM
4'11" x 3'10" av plus shower

Fitted with a pedestal hand wash basin with mixer tap over, concealed plush button flush wc and shower cubicle with rainfall shower head and hand held shower attachment. Electric heated towel rail, circulation system.

AUCTION INFORMATION
The lot is offered in an online auction which is open to bid for 24 hours.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. *Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.*

VISIT OUR WEBSITE TO REGISTER & BID

CONTRACT INFORMATION
We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

You must register online to inspect the documents prior to bidding.

The completion date as per the Common Auction Conditions online is 20 business days from the fall of the electronic hammer

GUIDE PRICE
*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See online catalogue for full explanation.

VIEWING ARRANGEMENTS
Viewings by appointment ONLY - please call in and book your inspection.

HOLDING FEE
£300 of your holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

AGENTS NOTES
This pod is for student occupation only. Owner occupation is prohibited in the lease. Sold subject to an existing AST.







