



£52,950

\*ONE BEDROOM STUDIO STYLE\* \*NO CHAIN\* \*OVERLOOKING PEEL PARK\* \*IMMACULATELY PRESENTED\* \*PARKING\* \*GARAGE\* \*IDEAL FOR FIRST TIME BUYERS & INVESTORS\*

Townend Estate Agents offer for sale this immaculately presented apartment, offering a perfect opportunity for both investors and first-time buyers. One of the standout features of this apartment is its proximity to the splendid Peel Park whilst the city centre is close by with a wealth of amenities. Residents will enjoy easy access to shops, restaurants, and local attractions, making it a convenient choice for those who appreciate urban living. Additionally, the property includes parking for one vehicle, along with a garage, a valuable asset in this bustling area.

This apartment is not only a delightful home but also a sound investment opportunity, given its prime location and appealing presentation. Whether you are looking to make your first step onto the property ladder or seeking a promising addition to your investment portfolio, this apartment on Lister Lane is sure to impress. Don't miss the chance to view this exceptional property.

Leasehold Info:  
The annual service charge is £1356.00 per year.  
963 Years remaining lease.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

**PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		