



## Crosby Gardens, 16 Crosby Road North, Liverpool, Merseyside L22 0AD

**£30,000**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £30,000

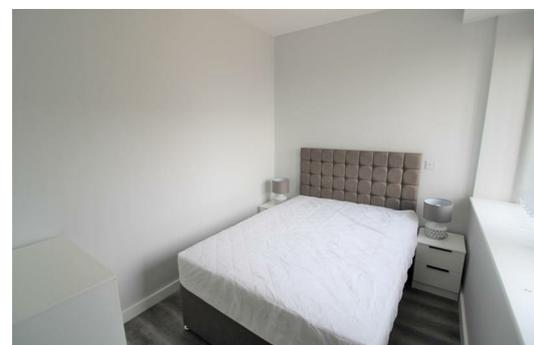
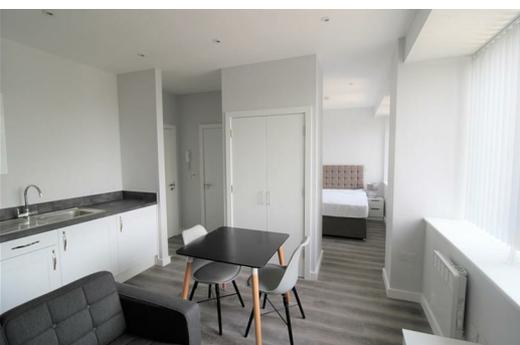
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Perfect for first-time buyers, downsizers, or investors, this modern apartment offers an excellent turnkey opportunity, with potential rental income of approximately £625 pcm.

Crosby Gardens is just minutes from Crosby Beach, home to Sir Antony Gormley's world-famous 'Another Place' installation, and positioned within walking distance of local cafés, restaurants, bars, and transport links. Crosby itself was recently named one of the Top 5 Places to Live in the North West by The Sunday Times, thanks to its vibrant community and coastal lifestyle appeal.

The studio benefits from a kitchen with a range of integrated appliances & modern shower room.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.



## Lounge/ Kitchen

Double glazed window, electric wall heaters, wooden flooring, kitchen comprises of a range of fitted base and wall units, integrated Electric Oven and Hob, under counter integrated fridge with icebox, Integrated Washing Machine, built in Storage Cupboard with hanging space

## Bedroom

Open to lounge, double glazed window, electric heater

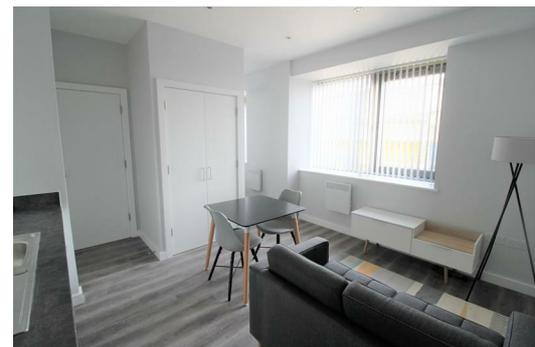
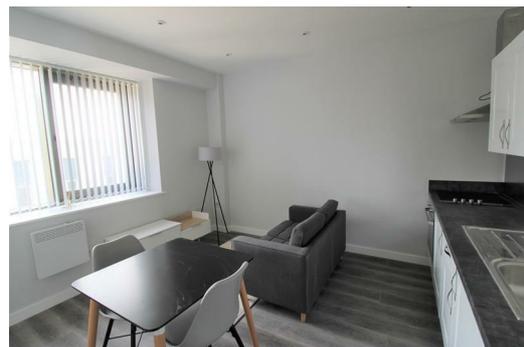
## Bathroom

Fully tiled, walk in electric shower, low level w.c. sink unit.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	61
(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 &amp; Wales</b>	EU Directive 2002/91/EC		

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

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Company No. 05206927

