



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

£20,000

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

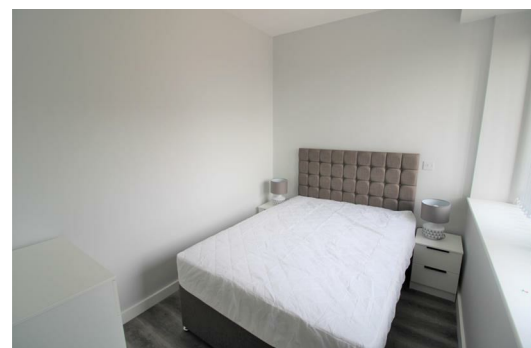
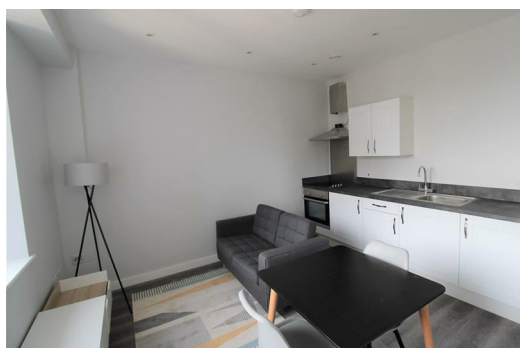
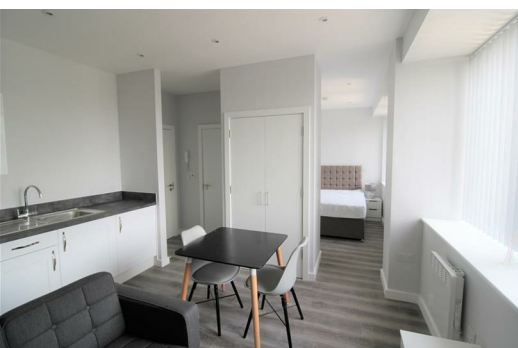
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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) A			
(81-91) B			
(69-80) C			
(55-68) D		61	61
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
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<i>Not environmentally friendly - higher CO₂ emissions</i>			
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Berkeley Shaw Estate Agents Limited.
Company No. 0784754

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