



**Auction**

## 1 bed studio flat to buy in L8

Upper Hill Street, Liverpool, Merseyside,  
L8 8EN

**£40,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Tenant in situ at a rental amount of £600 per month
- ✓ Airy open plan living/dining area
- ✓ Shower Room
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Electric

## Description

Pattinsons Auction are delighted to bring to the market a beautifully presented Studio apartment located in the heart of the L8 area of Liverpool.

The apartment is situated on Upper Hill Street, Which is accessed via Princes Road. The apartment comprises an entrance into the bright and airy open plan living, dining area and sleeping area. Adjacent to the living area is the walk in shower room.

The property is currently occupied by a tenant, at a rental amount of £600 per month. The tenant has confirmed they are happy to vacate the property, prior to completion of the sale, if needed.

Upper Hill Street is ideally located in the heart of L8, with easy access to Princes Road, leading into the City Centre.

There are strong transport links from Princes Road, with an average journey time of 9 minutes to the City Centre!

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 240

Annual Ground Rent Amount: £283.00

Annual Service Charge Amount: £2,326.00


Price: Starting Bid £40,000

Property Type: Studio flat

Parking: On Street

Heating: Electric



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
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