



**BELVOIR!**  
Property is personal

## 2 bed flat to buy in L19

1 Wellington Street, Garston, Liverpool,  
Merseyside, L19 2LX

**£40,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Ground Floor Two Bedroom Apartment
- ✓ Allocated Parking
- ✓ Currently Tenanted on a periodic
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

We are pleased to offer this recently two bedroom ground floor apartment located in Embassy Building on Wellington Road in Garston, L19. The property comprises of a reception hallway on from the communal entrance, new flooring and decoration throughout, a large open-plan kitchen/living Room, the kitchen has fitted units, intergraded electric oven, ceramic hob and extractor plus space for a freestanding washing machine, fridge/freezer the rest of the room offer plus high ceilings and generous windows creating a bright and airy atmosphere. There two spacious double bedrooms and bathroom with a three piece modern bathroom suite. The development also offers allocated parking.

Currently Tenanted and Rent is £775

Located close to Liverpool South Park Way Train Station, ensuring excellent connectivity to the city and surrounding areas. For those who enjoy shopping, the New Mersey Retail Park is within easy reach. If you're a professional, you'll be pleased to know that Speke Business Park also close by. With St Marys Road, Garston being in close proximity residents can enjoy a wide range of retail stores, supermarkets, and specialty shops, ensuring all essentials are just a short walk or drive away. Outdoor enthusiasts will love the proximity to Garston Park and Calderstones Park.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 115 years

Annual Ground Rent Amount: £402.00

Annual Service Charge Amount: £2,795.00

Price: Starting Bid £40,000

Property Type: Flat

Parking: Allocated

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Restrictions: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	53
(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	

1 Wellington Street, Garston, Liverpool, Merseyside, L19 2LX

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

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
**[www.partneragents.co.uk](http://www.partneragents.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

