



## 2 bed apartment to buy in L1

24 Argyle Street, Liverpool, Merseyside, L1  
5DL

**£125,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ 2 Bedrooms
- ✓ Fully Fitted & Integrated Kitchen
- ✓ Family Bathroom
- ✓ Open Plan Living/Kitchen
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale Online Bidding. Terms & Conditions Apply. Starting Bid £130,000.

Boasting a central location and the added advantage of no onward chain, this well-presented two bedroom, two bathroom apartment offers stylish city living in the heart of Liverpool.

Perfectly positioned on Argyle Street, within the highly sought-after Ropewalks district, the property enjoys immediate access to an array of vibrant bars, restaurants, cafés, and the renowned Liverpool ONE Shopping Centre, all just moments from your doorstep.

Situated on the third floor, the apartment provides spacious and modern accommodation throughout, briefly comprising: Entrance hall, open plan living/dining room, an open plan fully fitted kitchen, master bedroom with en-suite shower room, second bedroom and family bathroom. Apartment also benefits from allocated parking. Early viewing is strongly advised to truly appreciate what this property has to offer.

This superb apartment combines style, comfort and convenience, making it an ideal purchase for first-time buyers, investors or those seeking a central city residence.

Service Charges: £1,621.68 PA

Ground Rent: £201.39 PA

Lease Length: 132 Years Left

A new new tenant is due to move into the property pending required checks. The new tenant will be paying £900 per month

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 130

Annual Ground Rent Amount: £202.00

Annual Service Charge Amount: £1,622.00

Price: Starting Bid £125,000

Property Type: Apartment

Parking: Allocated

Year built: 2004

Construction materials: Brick and block, Steel frame construction

Roofing type: Flat

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: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         | 85  |
| (69-80) <b>C</b>                                   | 78      |   |
| (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  |

24 Argyle Street, Liverpool, Merseyside, L1 5DL

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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