



North House, Southport, PR8



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## Guide price £60,000

- Fantastic Investment Opportunity
- Third Floor Apartment
- Sold with Tenant in SITU
- Superb Central Location
- Open Plan Kitchen/Living area
- Two Bed and Two Bathrooms
- Leasehold
- EPC rating E



**\*\*ATTENTION INVESTORS\*\*** Third floor modern apartment, sold by MODERN AUCTION with tenants in SITU. Positioned in the centre of Southport this is an ideal investment with the flat currently tenanted and an income already being generated.

Located on Eastbank Street, this flat benefits from easy access to a wide range of shops and restaurants as well as a variety of transport links right on the doorstep. Accommodation comprises of an open plan living/ kitchen, en-suite bedroom and further recently modernised shower room.

The property is sale by Modern Auction allowing buyers and sellers to complete within a 56-day reservation period. Interested parties personal date will be shared with the auctioneer ( I Am Sold)

## Communal Entrance

Stairways with large windows leading to each floor.

## Entrance

Wooden door leading into flat entrance hall. Large storage cupboard and doors leading to all rooms.

## Living/ Kitchen

A large open plan living/kitchen has two large windows to the rear aspect. Step up onto kitchen which has a range of units and integrated oven, hob and extractor.

## Bedroom 1

Windows to rear aspect, ceiling spotlights and laminate flooring. Door to en-suite.

## En-Suite

Modern recently fitted shower room with pedestal sink unit, WC and large walk-in glass shower cubicle. Fully tiled walls and floor.

## Bedroom 2

Window to rear aspect. Laminate flooring and ceiling spotlights.

## Shower Room

Modern recently fitted shower room with pedestal sink unit, WC and large walk-in glass shower cubicle. Fully tiled walls and floor.

## Disclaimer

£115 monthly service charge and £100 annual ground rent charged January each year.

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

## Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer

will pay £300 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to

a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £450.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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