



12 The Atrium, Liverpool, L3 8JA  
Guide Price £58,500 Leasehold

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About the Property

Welcome to The Atrium on London Road in Liverpool! This fantastic third floor property boasts a spacious open-plan living area that is flooded with natural light, creating a bright and airy atmosphere.

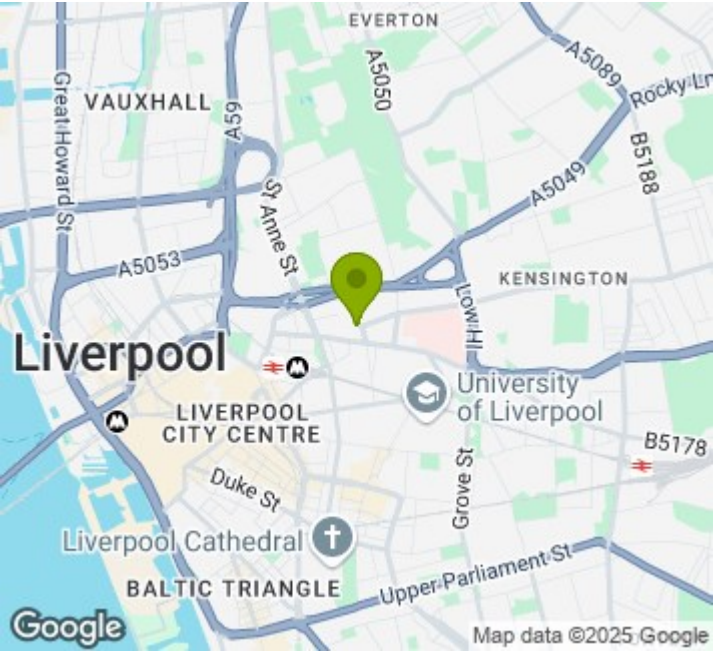
The property features a reception room/kitchen diner, one bedroom, and a well-appointed bathroom. With a corner aspect with the added benefit of a balcony, the property would make the perfect first time buy or rental investment.

Its' convenient and central location provides easy access to all the amenities and attractions that Liverpool has to offer.

Don't miss out on the chance to own this gem in a bustling part of the city centre, contact us today to arrange a viewing and make this property your own!

**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, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. 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 £960 inc. VAT. These services are optional.

- Fantastic one bedroom apartment
- Perfect first home or investment opportunity
- For sale by Modern Auction – T & C's apply
- Subject to reserve price
- Buyers fees apply
- The Modern Method of Auction



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
	<b>81</b>	<b>87</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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