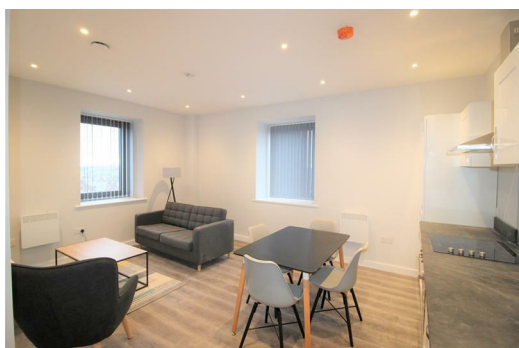


Crosby Gardens, 16 Crosby Road North, Liverpool, Merseyside L22 0AD
Starting Bids From £100,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000

Luxury. Stunning. Comfortable, are a few words to describe the newest development arrive. Crosby Gardens is set in the heart of one of Liverpool's most affluent suburbs. The Development is within minutes of Crosby Beach, this beautifully-appointed apartment is designed for professionals working in the city, but looking for a relaxed coastal lifestyle. Crosby Beach is home to Sir Antony Gormley's iconic art installation, 'Another Place'. Crosby was recently named by 'The Sunday Times' as one of the top 5 places to live in the North West and is popular with sports stars and celebrities. Crosby Gardens complete with concierge, integrated appliances, and optional on-site parking.



Please note that the Auction will be an online auction via our website with remote bidding.

You must preregister to bid.

Reservation Fee Applies.

All the information provided on our website is for indicative purposes only and interested parties should rely upon the contents of the legal pack and their own due diligence as a prudent bidder.

For further information including viewing times and legal packs please visit our website.

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Viewings highly recommended.

Council Tax Band A - £1475.65

Tenure - Leasehold
250 years from 1st January 2017. 243 years remain.

Disclaimer
For sale by Conditional Online Auction.

Terms
Auction Method:
The auction for this property will be conducted online through our online-bidding platform. This is a "Timed Auction", so there are no other lots being sold alongside this property.
The timeslot for the auction is displayed on Martin Bond Auctions' website. To view this, search for the property on their website. Then click onto the property to view the property details. The time remaining to bid and end date of the auction is displayed on the page.
You are required to undertake identity checks before you can be authorised to bid. You must also provide your payment details. If you do not provide this information, your registration will not be processed.
When you place your bid, you are deemed to have agreed to Martin Bond Auctions' Buyers Terms (England & Wales) which are available on Martin Bonds website.

Auction type - Conditional with Fixed Fee
If you are the highest bidder when the auction for the property comes to an end, you will enter into a reservation agreement with the seller. You must then pay the applicable reservation fee. You will then have 40 business days within which to exchange contracts and complete the sale, unless the Special Conditions of Sale contained within the Legal Pack specify a different time limit. If you fail to do so, you may lose your reservation fee. During the 40-business day reservation period, the seller is not able to accept other offers.

Auction Fees
The following non-refundable fees apply:
Buyer's Fee- payable on exchange of contracts. This is calculated as a percentage of the actual purchase price of the property. Either:
(a) 4.8% (including VAT) of the purchase price, for properties up to and including £250,000
(b) 3.6% (including VAT) of the purchase price for properties sold for over £250,000
The Buyer's Fee is subject always to a minimum of £6,000 (including VAT). The Buyer's Fee does not contribute to the purchase price.

Deposit
On exchange of contracts, you must pay a non-refundable deposit equal to 5% of the actual purchase price of the property, subject to a minimum of £5,000. The deposit contributes towards the purchase price.

Payment Method
When you register to bid, you will be prompted to provide your payment details to Martin Bond Auctions in the event that you are the winning bidder, your card will automatically be charged a proportion of the Buyer's Fee & Deposit. The payment will be calculated based on the guide price of the property, in line with the fee scale described above. Where the actual purchase price is higher than the guide price, you will be required to pay the difference immediately after the end of the auction, which can be paid by debit card or bank transfer. Payment by cash or cheque will not be accepted.
Example: You win the bid on a property with a guide price of £150,000, but the actual purchase price is £170,000. At this point your bid is successful you will be charged as follows:
Buyer's Fee of £7,200- 4.8% of guide price

Deposit of £7,500- 5% of the guide price
As the actual purchase price amounted to £170,000, after the auction, you will be required to pay the following additional amounts on top of the initial payment:
£960 for Buyer's Fee shortfall (£8160 due as 4.8% of actual purchase price)
£1,000 for Deposit shortfall (£8500 due as 5% of actual purchase price)

Legal Pack
Before bidding, you must view the legal pack for the property. This is the collection of legal documents that apply to the sale. The documents will include but are not limited to: Special Conditions of Sale, title documents from the Land Registry and Energy Performance Certificate.
To view the legal pack, first search for the property on Martin Bond Auctions' website and click onto the property to view the property details. There will be a sub-heading "Legal Documents". Underneath this, you will be prompted to "Log in to view the legal documents". Follow this link, you will then be directed to create an account with Auction Passport to view the documents.
The legal pack can change at any time up until the auction starts so you must check for the most recent version of the legal pack. At the point of placing your bid, you are deemed to have read the legal pack in its entirety, including any changes. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale.
It is strongly recommended that you instruct a qualified professional to review the legal pack and raise any necessary enquiries before bidding.

Special Conditions of Sale
The property is sold subject to any Special Conditions of Sale. These are contractual conditions that are included by the seller of the property - they are not part of Martin Bond Auctions' terms and conditions. The Special Conditions of Sale are legally binding. You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.

Registration Process
To register to bid on the property, search for the lot on Martin Bond Auctions' website. Click onto the property, follow the link to "Log in/register to bid", and you will then be directed to create an account with the online-bidding platform provider, Offr.

Hallway
Electric Wall heater, Storage cupboard, laminate flooring

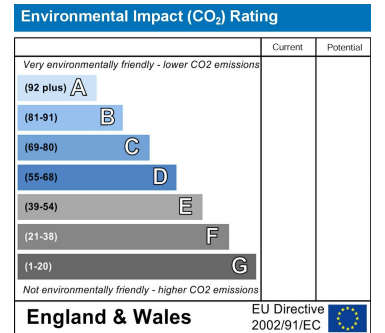
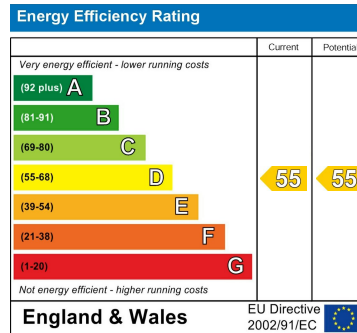
Storage Cupboard
Laminate flooring, electrical socket, plumbing for washing machine

Lounge / Kitchen
2 x Double glazed windows, laminate flooring, 2 x electric wall heaters, kitchen comprises of a range of fitted base and wall units with stainless steel sink unit with mixer tap, appliances include , fridge freezer, dishwasher, oven, electric hob and extractor hood. Furnishings include:- Table and dining chairs, couches, coffee table, lamp, television stand

Bedroom 1
1 x Double glazed window, fitted wardrobe, laminate flooring, electric wall heater, furnishings include :- Double bed, head board and mattress, 2 x bedside cabinets, 2 x lamps, 1 x chest of drawers

Bedroom 2
1 x Double glazed window, fitted wardrobe, laminate flooring, electric wall heater, furnishings include :- Double bed, head board and mattress, 2 x bedside cabinets, 2 x lamps, 1 x chest of drawers

Shower Room
Part tiled around all wet areas, walk in shower cubical with glass surround, electric shower, low level w.c. sink, large wall mirror, electric ladder towel rail



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