



123 Grange Road West, Prenton

By Auction £15,000

Situated in a smart end-terrace house on a peaceful road in Birkenhead, this cracking one bedroom apartment is ideal for buy to let investors & first time buyers looking to get on the ladder.

This property boasts a bright open-plan lounge kitchen, with huge bay windows which let in plenty of light. You'll also benefit from a spacious bedroom and a fresh, modern bathroom.

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 will pay £300 inc VAT for this pack.

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. These services are optional.



# 1 123 Grange Road West, Prenton, Merseyside, CH43 4XB

## Kitchen and Living Room

12'11" x 12'0" (3.70 x 3.66)

Integrated kitchen units, oven and hob with stainless steel sink. Vinyl flooring. Living area has carpets throughout, double glazed windows. Radiator

## Bathroom

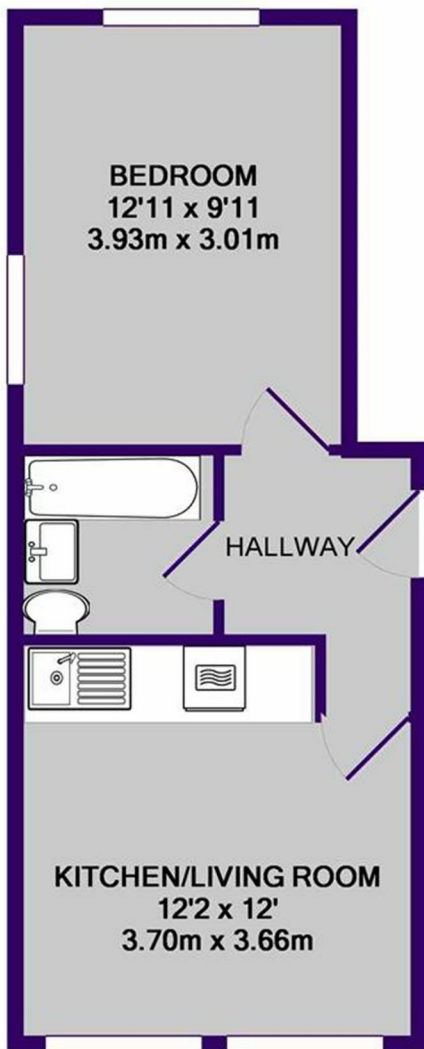
6'0" x 5'6" (1.85 x 1.69)

White bathroom suite comprising of Bath with shower attachment, toilet and wash hand basin. Vinyl flooring

## Bedroom

12'10" x 9'10" (3.93 x 3.01)

Carpeted throughout. Double glazed window. Radiator



TOTAL APPROX. FLOOR AREA 339 SQ.FT. (31.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-149 A	100-149 A	100-149 A	100-149 A
80-100 B	80-100 B	80-100 B	80-100 B
65-80 C	65-80 C	65-80 C	65-80 C
50-65 D	50-65 D	50-65 D	50-65 D
35-50 E	35-50 E	35-50 E	35-50 E
20-35 F	20-35 F	20-35 F	20-35 F
1-20 G	1-20 G	1-20 G	1-20 G

Energy Efficiency Rating: 73 (Current), 68 (Potential)  
Environmental Impact (CO<sub>2</sub>) Rating: 64 (Current), 63 (Potential)