



## Carriage Grove, Bootle

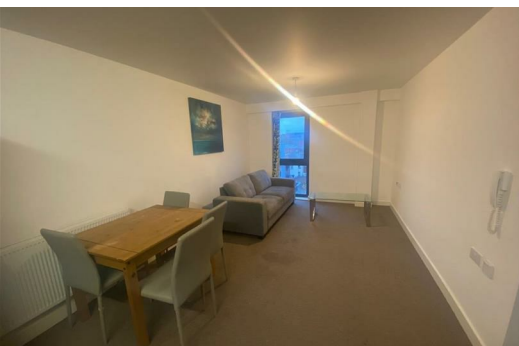
By Auction £50,000

A magnificent 2 bedroom newly renovated Apartment in a wonderful location, situated in Liverpool L20, offering amazing comfortable living and convenience with simplicity.

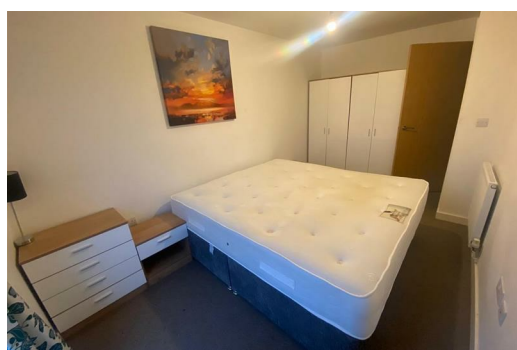
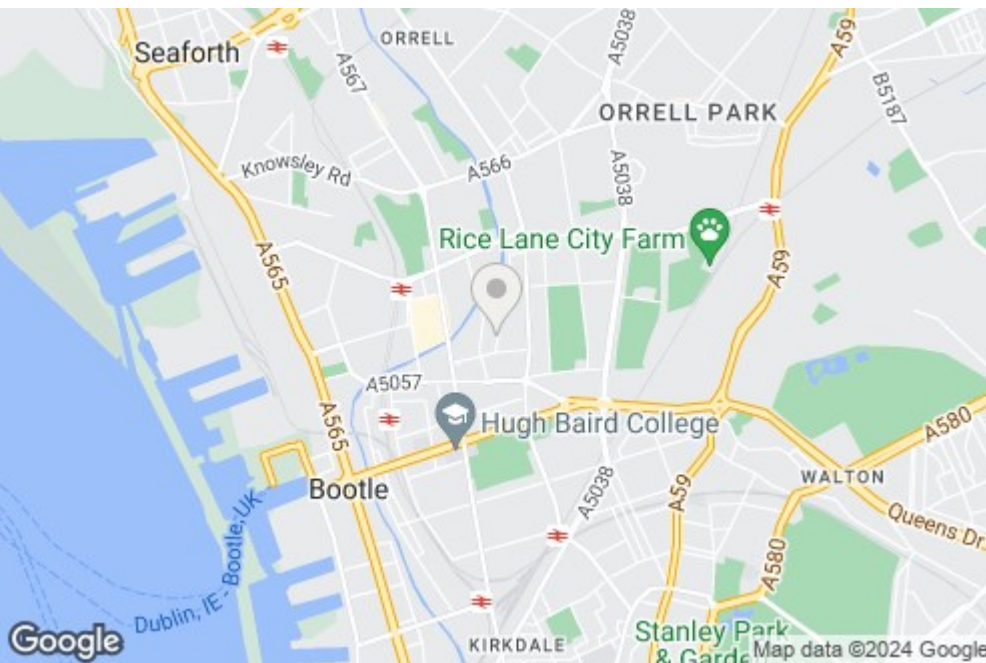
The Apartment is presented in outstanding condition and fitted with all the basic facilities like: Close to public transport, Communal Garden, Double glazing, Fitted Kitchen, Fully furnished to high spec, Intercom entry system.

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 (amsold 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.

*\*Images are for marketing purposes only\*\**



60 Wishing well, Carriage Grove, Bootle, L20 3JF



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
105-120 kWh/m <sup>2</sup> (A)	92-100 kWh/m <sup>2</sup> (A)	105-120 g/m <sup>2</sup> (A)	92-100 g/m <sup>2</sup> (A)
120-135 kWh/m <sup>2</sup> (B)	82-91 kWh/m <sup>2</sup> (B)	120-135 g/m <sup>2</sup> (B)	82-91 g/m <sup>2</sup> (B)
135-150 kWh/m <sup>2</sup> (C)	72-81 kWh/m <sup>2</sup> (C)	135-150 g/m <sup>2</sup> (C)	72-81 g/m <sup>2</sup> (C)
150-165 kWh/m <sup>2</sup> (D)	62-71 kWh/m <sup>2</sup> (D)	150-165 g/m <sup>2</sup> (D)	62-71 g/m <sup>2</sup> (D)
165-180 kWh/m <sup>2</sup> (E)	52-61 kWh/m <sup>2</sup> (E)	165-180 g/m <sup>2</sup> (E)	52-61 g/m <sup>2</sup> (E)
180-200 kWh/m <sup>2</sup> (F)	42-51 kWh/m <sup>2</sup> (F)	180-200 g/m <sup>2</sup> (F)	42-51 g/m <sup>2</sup> (F)
200+ kWh/m <sup>2</sup> (G)	32-41 kWh/m <sup>2</sup> (G)	200+ g/m <sup>2</sup> (G)	32-41 g/m <sup>2</sup> (G)