



Beresford Road, Prenton

By Auction £60,000

amsold Auction;

Discover this charming 1-bedroom apartment nestled in the heart of Oxton, offering a unique blend of historic character and modern convenience. Situated within a beautifully converted building, this property exudes personality with its original architectural features, including high ceilings and large sash windows that flood the space with natural light. The cozy yet spacious layout is perfect for first-time buyers or as an investment opportunity, boasting a well-appointed kitchen, a comfortable living area, and a generously sized bedroom. With its prime location, close to local amenities and excellent transport links, this apartment is a rare find that combines classic charm with contemporary living. Don't miss the chance to make this delightful space your own.

**Auctioneers Comments:**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (amsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

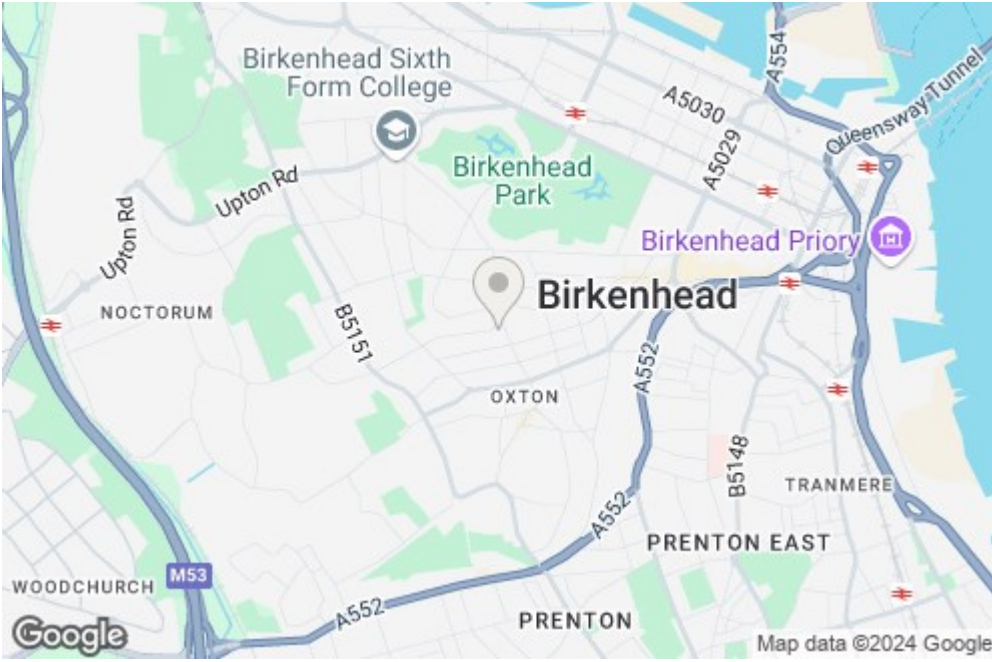
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional



16,1 Beresford 1 Beresford Road, Prenton, Merseyside, CH43 1AB



| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 80                       | 80        | 61   | 61        |

The table shows the Energy Efficiency Rating (EPC) and Environmental Impact (CO<sub>2</sub>) Rating. The EPC rating is 80 (Current) and 80 (Potential). The CO<sub>2</sub> rating is 61 (Current) and 61 (Potential). The ratings are based on the Energy Performance Certificate (EPC) and Environmental Impact (CO<sub>2</sub>) Rating.