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# Ascend

Built on higher standards



Clock Tower Park, Longmoor Lane, Liverpool

By Auction £58,000

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 successful buyer will pay £349.00 including VAT for this pack which you must view before bidding. You do not pay just to view the pack, only if you are the successful bidder.

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.

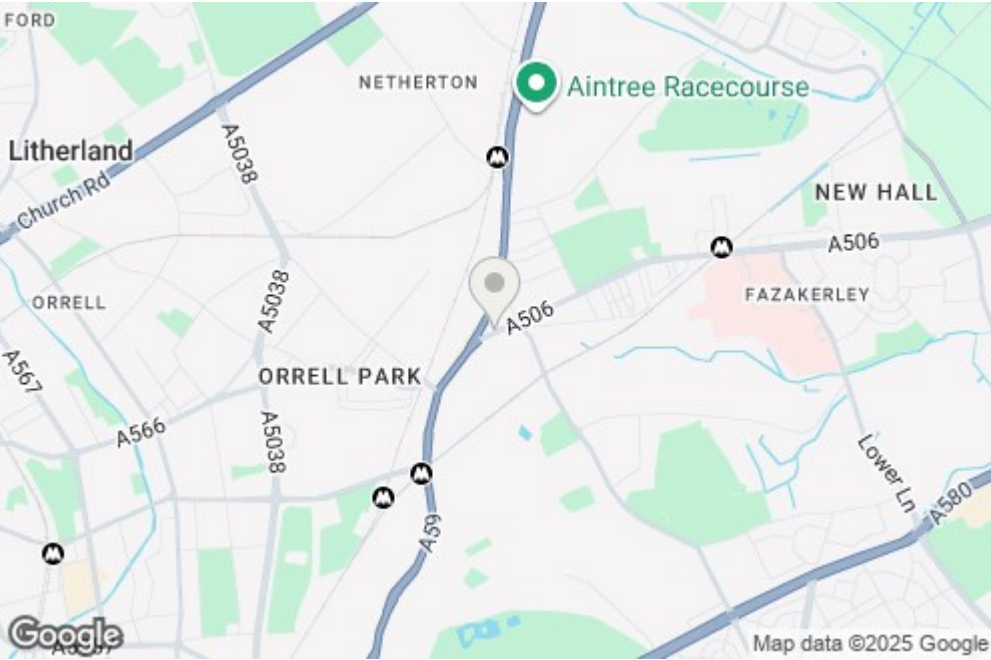
Fancy living in a slice of Liverpool's history just 20 minutes away from the city centre? Don't miss out on this incredibly unique and brand new development in Liverpool. Situated within a beautiful original building, this development of 1, 2 and 3 bedroom apartments has been given a breath of new life.

The eye-catching exterior is matched by the equally stunning interior and inside you're instantly greeted by a vast entrance hall that features a grand staircase leading to the upper floors.





5, 10 Clock Tower Longmoor Lane, Liverpool, Merseyside, L10 1LD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	35-45		
B	46-55		
C	56-65		
D	66-75		
E	76-85		
F	86-95		
G	96-100		
Not environmentally friendly - higher CO <sub>2</sub> emissions			