



Flat 4 Parkfield Road, Aigburth Liverpool L17 8UG

welcome to

Flat 4 Parkfield Road,Aigburth Liverpool

Excellent opportunity for first time buyers and investors to purchase a first floor studio apartment within this period mansion In need of modernisation and redecoration which is reflected within this realistic asking price Internal inspection is essential



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance Hall

Door to front.

Entrance Hall

Double glazed door to the front.

Studio

Two window to the front.

Kitchen

Wall and base units, stainless steel sink and drainer with wash bowl incorporating work surfaces, electric cooker point. electric hob.

Bedroom

Steps Down To Bathroom

Single glazed window to the side, wash hand basin, bath.

Wc

Separate WC, window to the side.

Parking

Communal parking , on street parking



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Offered with no vendor chain
- Good size studio apartment

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£25,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT123428 - 0006

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