



Bright & Well-Presented South-Facing One-Bedroom First-Floor Apartment

£105,000 | Vacant Possession | No Onward Chain

A bright and well-presented one-bedroom first-floor apartment, recently redecorated throughout, with excellent natural light, extensive fitted bedroom storage, free resident parking and a pleasant elevated outlook.

The Apartment



Property Overview

The apartment offers a practical and comfortable layout, with a bright open-plan living and dining area, modern fitted kitchen, double bedroom with extensive fitted wardrobes and dressing area, and a contemporary bathroom.

Property	One-bedroom first-floor apartment
Position	First floor / South-facing
Parking	Free resident parking
Heating	Electric heating
Hot water	Immersion hot water system
Service charge	£125 per month
Tenure	Leasehold
Possession	Vacant possession / No onward chain

Living & Dining Area

A bright open-plan living and dining area benefiting from dual-aspect windows, wood-effect flooring and plenty of natural light. The room provides space for both a comfortable lounge and dining area, with a pleasant elevated outlook.

Kitchen

A modern fitted kitchen with cream gloss wall and base units, wood-effect work surfaces and tiled splashbacks. Integrated oven, hob, extractor, fridge, freezer and dishwasher, plus space for a washing machine.

Bedroom

A well-presented double bedroom with wood-effect flooring and excellent natural light. Extensive fitted wardrobes provide excellent storage and create a useful dressing area, with bedside lighting points.

Bathroom

A modern bathroom with white suite comprising bath with electric shower over, WC and wash basin, with soft green-grey tiled walls, complementary floor tiling and extractor fan.

Outside, Location & Investment

The apartment occupies a first-floor position within a development surrounded by well-maintained communal gardens, mature trees and lawned areas. Free resident parking is available on site.

Service charge

The current service charge is £125 per month and includes building insurance, communal window cleaning, garden maintenance, maintenance and decoration of communal areas, and a contribution towards the sinking fund for future communal repairs.

Location

Huyton Village is within easy reach, with shops and everyday amenities including a large Asda, while a public park is also nearby. Huyton railway station is approximately a 10-minute walk away, providing rail connections towards Liverpool and Manchester. Tarbock Island is approximately a two-minute drive away, providing access to the M57 and M62 motorway networks.

Investment potential

The property is offered with vacant possession and no onward chain and is suitable for either an owner-occupier or investor. It has previously achieved rental income of £625 pcm (£7,500 per annum). At a £100,000 purchase price, this represents a previous gross rental yield of 7.5%, before service charges, maintenance, void periods and other associated costs.

Key Features

- Bright and well-presented one-bedroom apartment
- South-facing, first-floor position
- Open-plan living & dining area with dual-aspect windows
- Pleasant elevated outlook
- Modern fitted kitchen with integrated appliances
- Double bedroom with extensive fitted wardrobes & dressing area
- Recently redecorated throughout
- Modern bathroom with bath & electric shower
- Free resident parking
- Well-maintained communal gardens
- £125 pcm service charge
- Vacant possession & no onward chain
- Approx. 10-minute walk to Huyton railway station
- Excellent M57/M62 access
- Previous rental income of £625 pcm

Measurements, tenure information, lease details and other property particulars should be checked and confirmed prior to purchase.