



## 16 Crosby Road North, Liverpool, L22 0AD

Guide Price £40,000

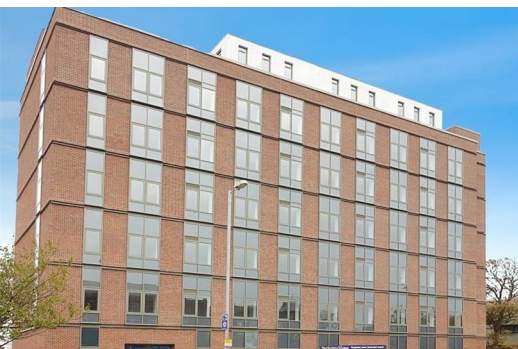
Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £60,000.

Perfect for first-time buyers, downsizers, or investors, this modern apartment offers an excellent turnkey opportunity, with potential rental income of approximately £650 pcm.

Crosby Gardens is just minutes from Crosby Beach, home to Sir Antony Gormley's world-famous 'Another Place' installation, and positioned within walking distance of local cafés, restaurants, bars, and transport links. Crosby itself was recently named one of the Top 5 Places to Live in the North West by The Sunday Times, thanks to its vibrant community and coastal lifestyle appeal. The studio benefits from a kitchen with a range of integrated appliances & modern shower room.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

LEASEHOLD - Original 250 years, 241 years remaining  
Ground rent £350 per annum  
Service Charges £1083



Communal Entrance  
 Lounge/Dining Space  
 Bedroom Area  
 Bathroom

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>61</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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