

Flat 6, 128 Leyland Road, Southport, PR9 0JL

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

'Subject to Contract'

Forming the top floor of a detached, double-fronted Victorian house, this much-improved two-bedroom flat offers a fantastic opportunity. With vacant possession, it's ready for you to add your own personal touch. Situated close to the Marine Lake, Southport Promenade, Lord Street, and all central amenities, you'll enjoy easy access to shops, restaurants, bars, and commuter links to Manchester Piccadilly and Liverpool Central. The property is accessed via a generous entrance hall and offers a separate utility room with plumbing for a washing machine and work surfaces. The living area boasts a charming bay window with views to the right over the Marine Lake and Irish Sea, perfect as a breakfast area, flowing into the lounge. An archway leads to a sleek grey gloss kitchen with built-in appliances. Two double bedrooms and a modern four-piece bathroom suite complete the accommodation. Parking is available at the front. Early viewing is highly recommended!

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Private Communal Entrance Hall

Private Entrance Hall

Utility Room - 1.27m x 1.37m (4'2" x 4'6")

Living/Dining Area - 6.22m x 3.25m (20'5" into bay x 10'8" excluding entry door recess)

Kitchen - 1.65m x 3.86m (5'5" x 12'8" including reduced head height)

Bedroom One - 4.8m x 4.47m (15'9" into bay x 14'8")

Bedroom 2 - 3.23m x 2.69m (10'7" x 8'10" including reduced head height)

Bathroom/WC - 4.98m x 1.24m (16'4" x 4'1")

Maintenance
We understand that a residents right to manage exists, 'The Leyland Six LTD' and they have appointed Curlett Jones to handle the day to day running of the development with the current service charge payable in the region of £100.00 per calendar month to include building insurance. (Subject to formal verification)

Council Tax
Sefton MBC band A.

Tenure
Leasehold for the remainder of a term of 999 years as of 1st August 1984 with a peppercorn ground rent.

Note

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.
The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.
The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.







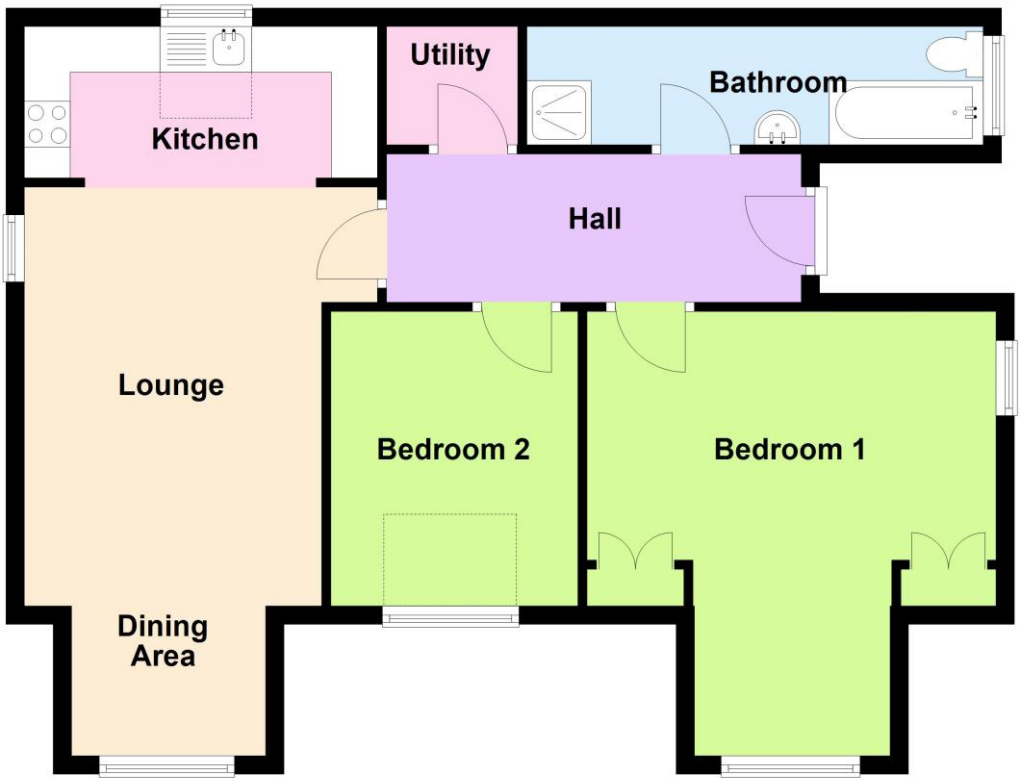




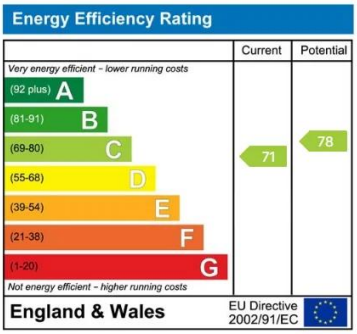


Top Floor

Approx. 69.9 sq. metres (752.6 sq. feet)



Total area: approx. 69.9 sq. metres (752.6 sq. feet)









Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.