

FOR SALE



Gilmartin Grove, City Centre , Liverpool

2 Bedrooms, 1 Bathroom, Apartment

Starting Bid £95,000


MARTIN&CO



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- Gem Of A Property
- Two Spacious Bedrooms
- Pretty Views
- Stylish Contemporary Fitted Kitchen
- Sought After Location



Being Sold via Secure Sale online bidding through Pattinson Auctions Terms & Conditions apply. Starting Bid £75,000. 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.

Martin and Co are delighted to welcome you to the highly sought after Gilmartin Grove in a coveted location close to the Town Centre. This property features two well-proportioned bedrooms, bathroom, generous kitchen and living area for gathering and entertaining as well as gated parking. This Gilmartin Grove jewel is complemented by its impressive locale, just a short distance away you will find the "Liverpool Lime Street" transit station and "Liverpool Central" train station for easy commuting around the city. Other nearby amenities include "Royal Liverpool University Hospital", "University of Liverpool", and the "World Museum" adding to the convenience and rich cultural exposure of this home. Perfect for young professionals, students, or small families or a discerning landlord with it's excellent rental potential, this understated gem is a great blend of comfort and location. EPC GRADE = C Leasehold - 106 years Service charge- £1675.52 Ground rent - £150 pa Building insurance £680.70 yearly Council Tax Band- B

All measurements are approximate and cannot be relied upon for any future purpose and no liability is taken for any errors.

HALLWAY 15' 4" x 3' 8" (4.69m x 1.13m) An inviting hallway having wood effect flooring, storage cupboards, intercom entry system, power points, radiator and access to all rooms.



LOUNGE/KITCHEN 20' 1" x 16' 7" (6.14m x 5.06m) A wonderful bright and spacious open plan lounge/dining space, having wood effect flooring, power points, two radiators, open plan to the kitchen and three UPVC double glazed windows throwing in streams of natural light.

KITCHEN AREA Having a range of matching wall and base units with worktop over, stainless steel sink and drainer with tap over and UPVC double glazed window above, electric hob inset to worktop with extractor hood over, integrated oven underneath, space for fridge freezer, and washing machine, part tiled walls, power points, breakfast bar and open plan top the dining area and lounge.

MASTER BEDROOM 12' 4" x 8' 4" (3.76m x 2.55m) Great sized light and airy master bedroom having wood effect flooring, radiator, power points and UPVC double glazed window.

BEDROOM TWO 12' 2" x 7' 3" (3.73m x 2.22m) Another bright and spacious bedroom having wood effect flooring, storage cupboard, power points, radiator and UPVC double glazed window.

BATHROOM 6' 6" x 6' 1" (2.00m x 1.87m) Fully fitted bathroom with low level WC, sink inset to worktop, panelled bath and shower over, wood effect flooring, part tiled walls, towel rail and a UPVC double glazed frosted glass window.

OUTSIDE The property is entered through gates where there is plentiful parking available at the complex.

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.

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 6,000 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.







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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.