



## Shandon Court, London Road

Guide Price £50,000

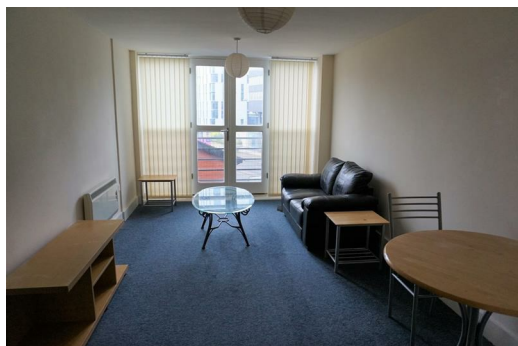
We've got a cracking one bedroom apartment up for grabs in a super-popular development, ideally located on the edges of Liverpool city centre. The apartment is just a hop, skip and a jump away from the Royal Liverpool University Hospital, Liverpool University and city centre - so it's the perfect destination for working professionals and students alike.

Currently tenanted at £525pcm and offering over an 8% gross yield this is an ideal addition to your investment portfolio.

Inside this smartly-presented development, you'll find a deceptively spacious one bedroom apartment with open-plan living accommodation & a Juliet balcony offering delightful city views.

Outside you'll find a great range of amenities right on the doorstep, with the likes of Dominos, Lidl, B&M, a chippy and a gym - there's not much more tenants could need! Liverpool Lime Street train station is also just a short stroll away and there are plenty of bus stops and road connections close by - so Liverpool city centre and the surrounding areas are within easy reach.

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the pictures for this apartment are for marketing purposes only. The internal fixtures, fittings and furnishings may vary.





This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with Iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

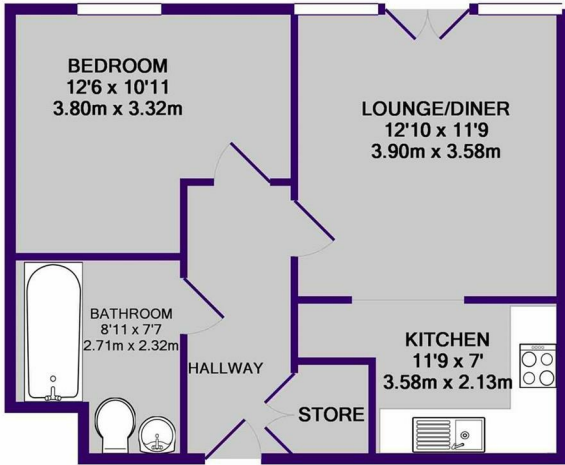
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by Iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change

Lounge

12'9" x 11'8" (3.90 x 3.58)

Carpet throughout. Balcony doors leading to a Juliette balcony.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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