

### 3 bed apartment to buy in L3

Fox Street, Town Centre, Liverpool,  
Merseyside, L3 3BQ

**£140,000** Starting Bid

 x 3  x 1

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ Three Bedrooms with En Suites
- ✓ Contemporary Fitted Kitchen
- ✓ Investment Opportunity
- ✓ Good Yield
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

This modern 3-bedroom apartment in the popular Fox Street Village development offers an exceptional investment opportunity with a 14% rental yield. Each bedroom boasts a private en-suite bathroom, ideal for students or young professionals seeking comfort and privacy. The property features a fully fitted kitchen and a spacious lounge, providing a welcoming communal space.

Located in the heart of Liverpool's L3 postcode, the flat is within easy reach of universities, the city centre, and transport links, making it a highly desirable rental property

Please note - we have been informed the current tenants move out on the 13th August, new tenants will move in on the 13th September.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 240

Annual Ground Rent Amount: £868.00

Annual Service Charge Amount: £4,668.00

Price: Starting Bid £140,000

Property Type: Apartment

Parking: Allocated

Year built: 2017

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: Yes

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Electric, Community Scheme

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Hallway

Having wood effect flooring, radiator, storage cupboard and access to all rooms

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## Lounge/Diner

Beautifully presented lounge area having double glazed windows giving the room a very light and airy feel power point and space for study desk.

The kitchen area has a selection of matching wall and base units with worktop over, electric hob inset to worktop with oven housed in unit underneath, stainless steel sink and drainer inset to worktop, power points, part tiled walls and space for dining table

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## Kitchen

The kitchen area has a selection of matching wall and base units with worktop over, electric hob inset to worktop and extractor hood above, oven housed in unit underneath, stainless steel sink and drainer inset to worktop, power points, part tiled walls, space for washing machine and space for fridge freezer.

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## Bedroom 1

Double glazed window, electric heater power points and carpeted flooring. Also access to en-suite.

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## En Suite

Having a low flush WC, sink and walk in shower cubicle with shower over.

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## Bedroom 2

Double glazed window, electric heater power points and carpeted flooring. Also access to en-suite.

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## En-Suite

Having a low flush WC, sink and walk in shower cubicle with shower over.

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## bedroom 3


Double glazed window, electric heater power points and carpeted flooring. Also access to en-suite.

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## En - Suite

Having a low flush WC, sink and walk in shower cubicle with shower over.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	80	
(55-68) <b>D</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Fox Street, Town Centre, Liverpool, Merseyside, L3 3BQ

Contact your local branch today for more information on this property:

**4 Middle Gate, Newark, Nottinghamshire, NG24 1AG, Tel: 01636 558 540, <https://oliver-reilly.co.uk/>**

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