



## 1 bed studio flat to buy in L1

20 Norfolk Street, Liverpool, Merseyside,  
L1 0BE

**£45,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Fifth Floor
- ✓ Studio
- ✓ Tenanted Investment
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson would like to introduce to you a fully furnished studio apartments at Baltic Studios include a double bed, wardrobe, sofa, desk, a high-gloss fitted kitchen (with oven, hob, extractor, and fridge), and a modern ensuite shower room.

Residents benefit from in-unit amenities like a wall-mounted LCD TV and wireless internet, plus excellent communal facilities including a large lounge with a pool table and projector TV, a gym 24-hour on-site management, laundry room, secure bike storage, and maintenance team.

The studios are located in the Baltic Triangle, Liverpool's highly-rated "creative quarter," making them ideal for both students and young professionals due to their close proximity to all three major universities, Lime Street and Central train stations, and popular attractions like Liverpool One, Albert Docks, and the Ropewalks nightlife district.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 243

Annual Ground Rent Amount: £905.00

Annual Service Charge Amount: £3,156.00

Price: Starting Bid £45,000

Property Type: Studio flat

Parking: None

Year built: 2019

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(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	

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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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