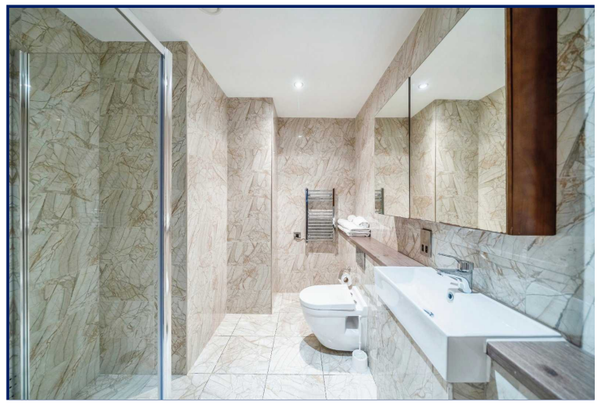
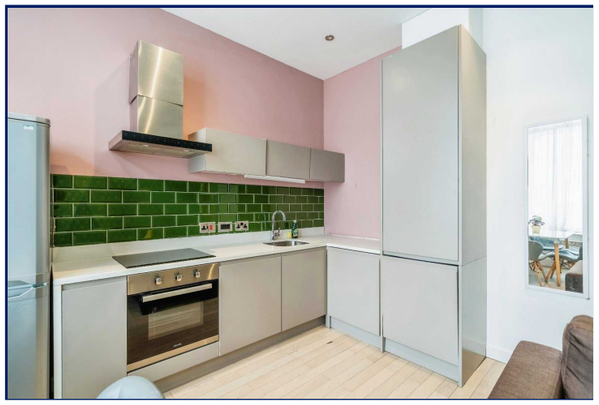
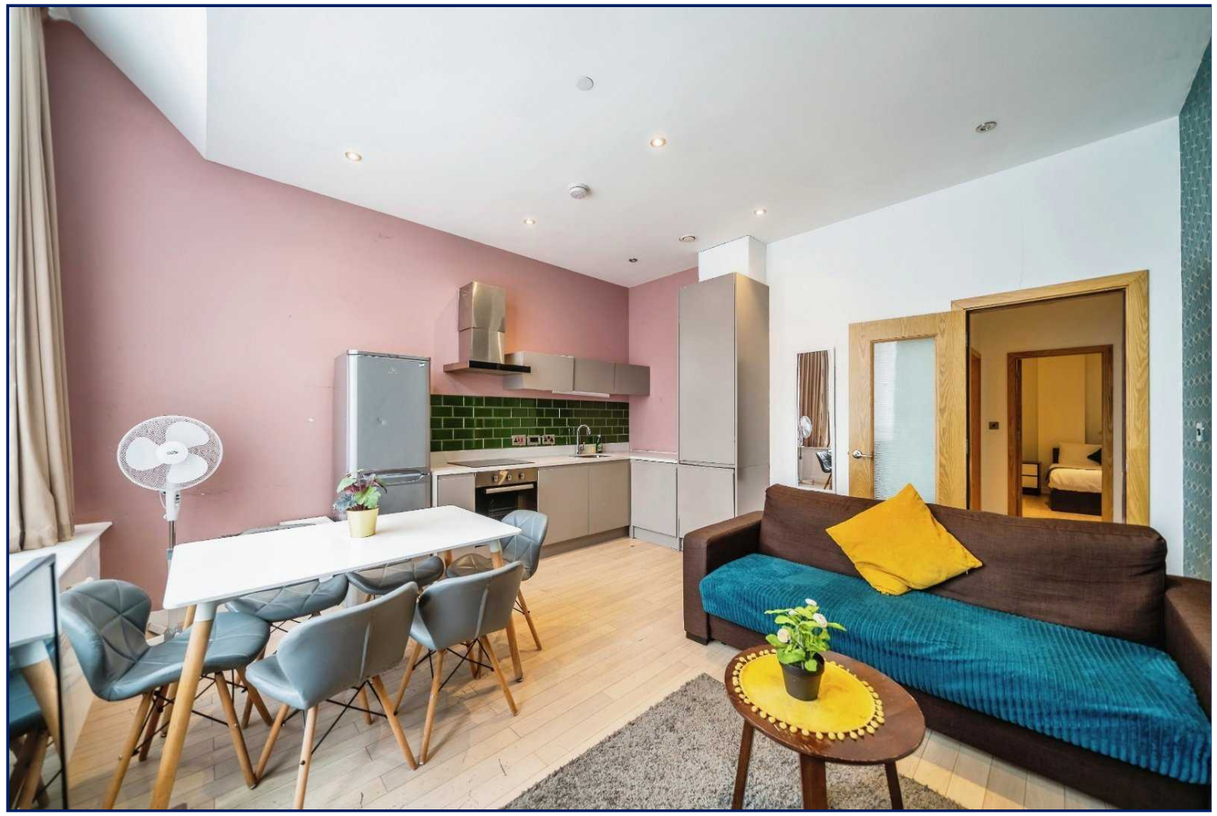
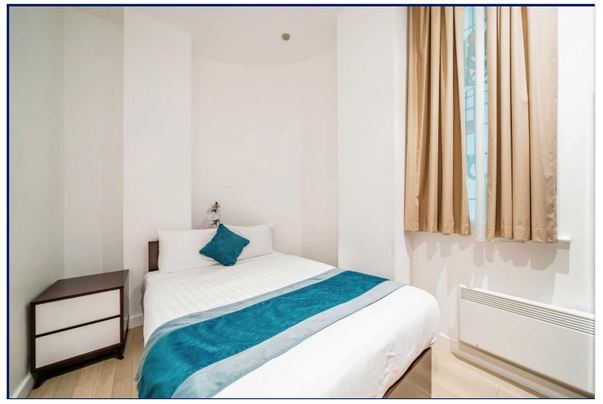
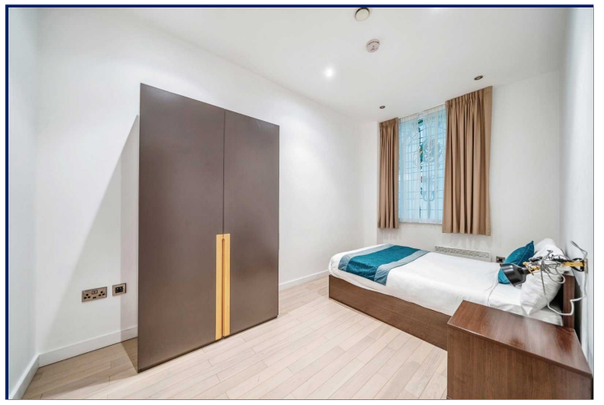


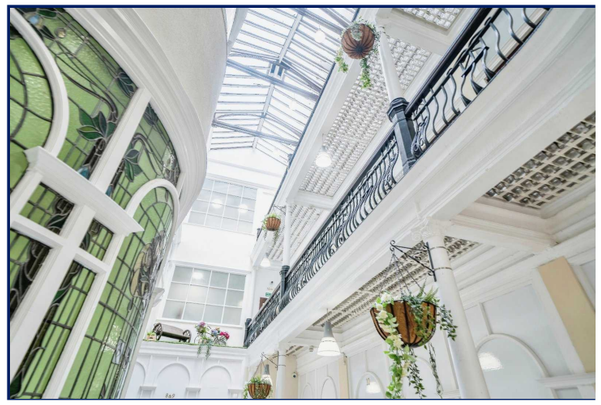


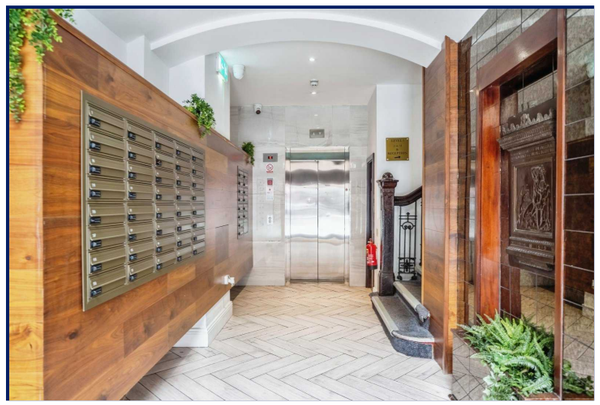












Apartment 4, Produce Exchange,
Victoria Street, Liverpool,
Merseyside, L2

Guide Price: £66,000
Leasehold

Reeds Rains

reedsrains.co.uk

Apartment 4, Produce Exchange, Victoria Street, Liverpool, Merseyside, L2

Guide Price: £66,000 Leasehold

Council Tax Band: B
EPC Rating: E

Modern Method of Auction - Guide Price £66,000 plus reservation fee.

For sale is this immaculate flat, perfectly situated right in the heart of the city centre. A prime property offering an enticing opportunity for both university accommodation and investors alike. Its strategic location provides seamless access to public transport links and an array of local amenities, making it a highly desirable investment.

This stunning property boasts two generously proportioned bedrooms, a single bathroom, and an exceptional reception room where you can relax and unwind after a long day. Each room is meticulously finished to a high standard, reflecting the overall condition of the flat.

Adding to the appeal of this property is the modern open plan and well-equipped kitchen, perfect for those who enjoy cooking and entertaining. The kitchen area is spaciously laid out, ensuring enough room for all your culinary exploits.

EPC Grade - E
Council Tax Band - B

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.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 I AmSold 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 I Am Sold.

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

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

GROUND FLOOR

Communal Entrance
Secure door and stairs to all floors.

FIRST FLOOR

Living Room/Kitchen
14'11" x 14'3" (4.55m x 4.34m)
Modern fitted kitchen and open plan living.

Bedroom 1
15'4" x 8'6" (4.67m x 2.6m)

Bedroom 2
11'5" x 7'10" (3.48m x 2.4m)

Shower Room
Modern Three piece suite comprising of: Low level Wc, wash hand basin and walk in shower.

General Information
Service Charge £5100 per annum
Ground Rent £350 per annum with a 5year review
Lease From : 31 March 2016 to 6 March 2515

EPC Grade - E
Council Tax Band - B

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Agent Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

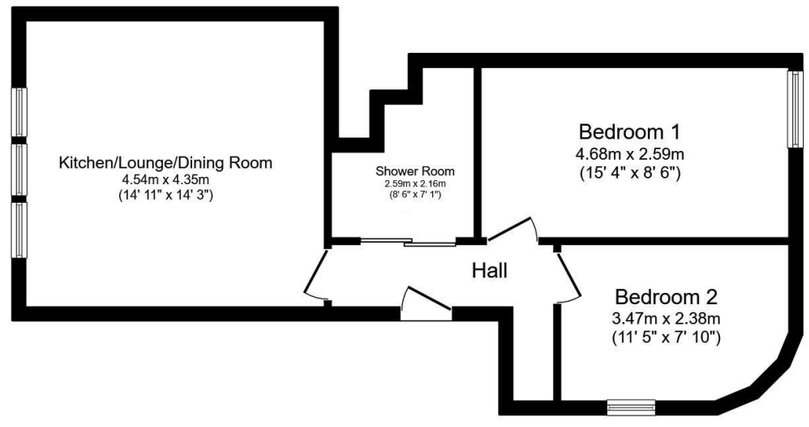
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 49.6 m² (534 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

Other important information which you will need to know about this property can be found at reedsrains.co.uk