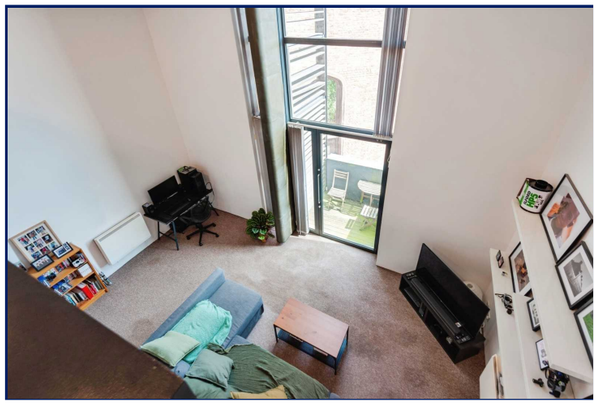

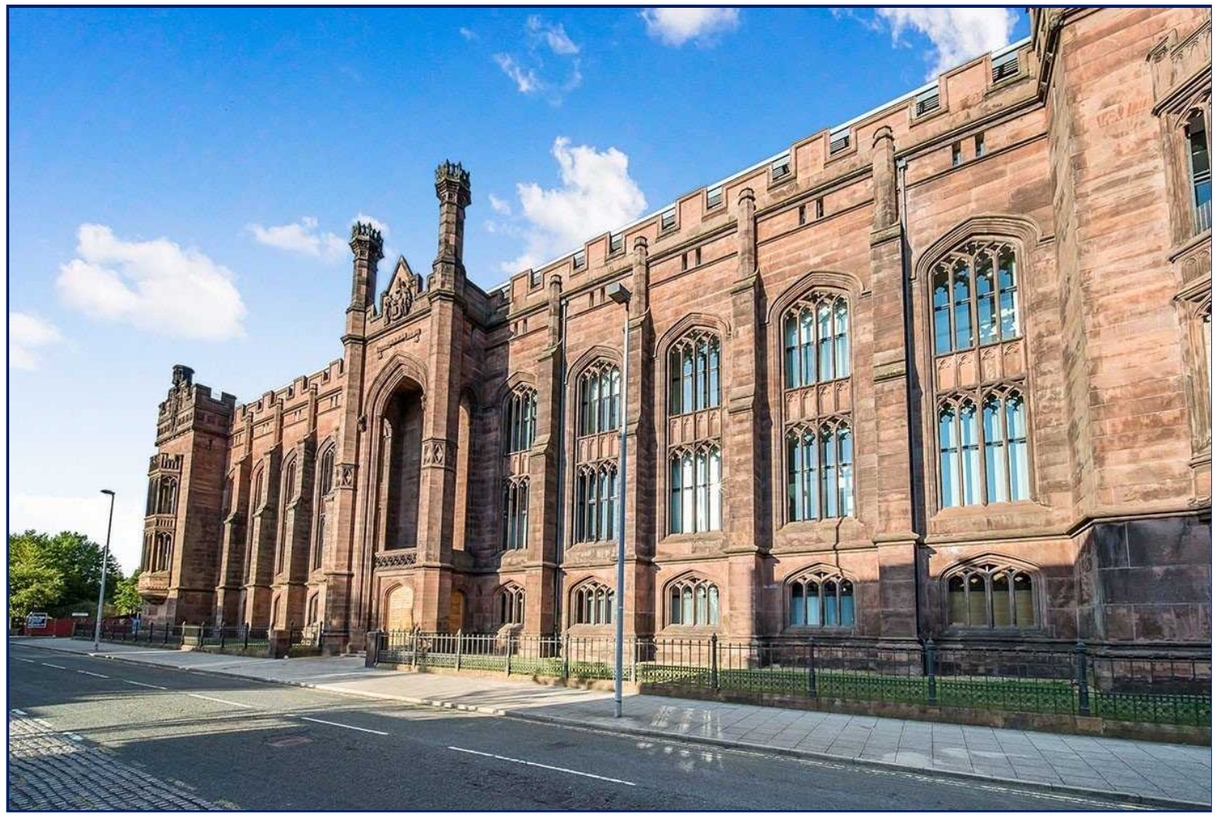

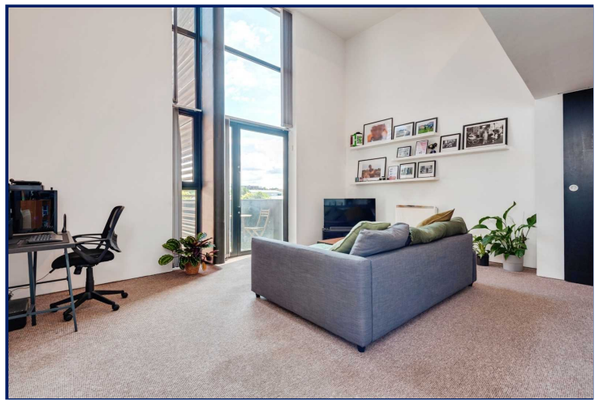

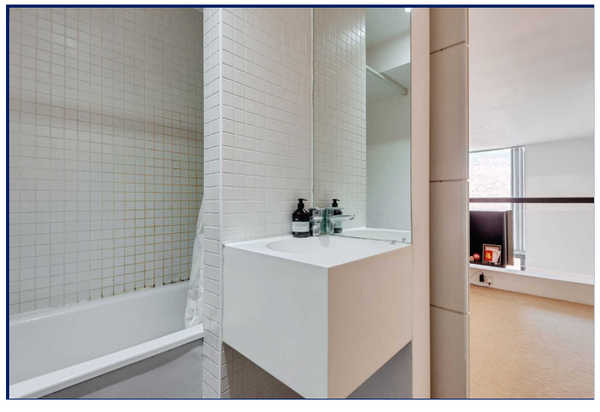

The Collegiate, Liverpool,
Merseyside, L6

Asking Price: £115,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Collegiate, Liverpool, Merseyside, L6
Asking Price: £115,000 Leasehold

Council Tax Band: D
EPC Rating: C

Tastefully decorated, this spacious one bedroom apartment is available for sale with the major benefit of having been lived in by the owner for the past 7 years.

Conveniently located within close proximity to Liverpool city centre, local universities and Liverpool Royal hospital as well as being on local transport links.

The apartment is situated in the stunning 'Collegiate', formerly Liverpool Collegiate institute, Grade II listed Building that is steeped in history and boasts impressive entrance hall and many original feature throughout the communal areas.

The property is located on the second floor and comprises of an entrance door leading to small W.C, spacious living, dining, kitchen area with fantastic floor to ceiling windows and a balcony facing out from the rear of the property.

To the upstairs there is a mezzanine bedroom, behind a sliding wall there access to the main bathroom.

The property benefits from electric heating, double glazing and also comes with 1 car parking space to the rear of the building surrounding the communal walled garden.

EPC Grade - C
Council Tax band - D

ONE BEDROOM APARTMENT

EXTERNAL/COMMUNAL
Secure fob access to building, lift and stairs to all floors, allocated parking space to the rear of the building.

SECOND FLOOR APARTMENT

Kitchen/Living Room/Utility
26'3" (8.01) x 19'3" (5.88) (approx)
Expansive living space, open plan to kitchen and utility space round corner. Access to private balcony, downstairs WC and stairs to first floor.

WC
Conveniently situated water closet, next to front door with toilet and sink.

Balcony
Private balcony off living space with views over park.

FIRST FLOOR

Bedroom
21'2" (6.46) x 13'1" (3.99) (approx)
Main bedroom with space for king sized bed, wardrobes and large dressing area to far side. Access to en-suite.

En-suite
7'3" (2.22) x 5'7" (1.7) (approx)
En-suite to bedroom with bath and shower facilities and wash basin.

General Info
Lease: 125 years (less one day) from 13 August 2001 (101 years remaining approx)
Service charges: £4,172 per annum
Ground rent: £173 per annum

Agents 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.

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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 79.5 sq.m. (856 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

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.

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