



**Liscard Road, Wallasey, CH44 6LW**

**welcome to**

**Liscard Road, Wallasey**

A studio flat in a convenient Liscard location, close to local shops and transport links.  
Bright open-plan living and sleeping area with a fitted kitchen and separate bathroom.  
Ideal for first-time buyers or investors.



### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Property Description

Situated in a central Liscard location, this studio flat offers a practical living space, ideal for first-time buyers or investors. With local shops, amenities, and transport links right on the

doorstep, the property is perfectly positioned for convenience.

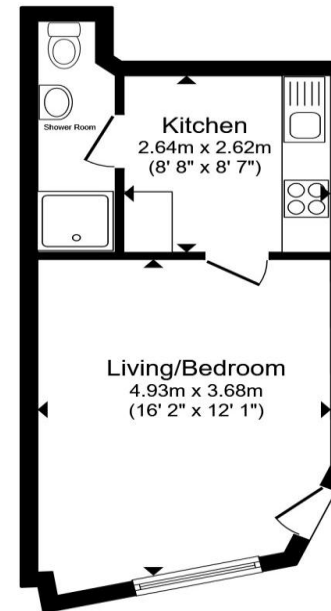
The accommodation comprises a bright and versatile open-plan living/sleeping area, a fitted kitchen, and a separate shower room. The layout has been designed to maximise space and functionality, creating a comfortable environment for modern living.

Offered with no onward chain, this property presents an excellent opportunity to step onto the property ladder or expand an investment portfolio. Council Tax Band: A

### Open Plan Living/Sleeping Area

### Kitchen

### Wc/Shower Room



Total floor area 26.7 m<sup>2</sup> (287 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). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Liscard Road, Wallasey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Studio Flat
- Central Liscard location

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£25,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL111650 - 0002

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 jones & chapman



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