



## 1 bed apartment to buy in L34

Meribel Square, Prescot, Merseyside, L34  
5TH

**£50,000** Starting Bid

🏠 x1 🚗 x1 🚲 x1

Tenure

**Leasehold**

## Property features

- ✓ One bedroom self contained apartment in a period Church Conversion
- ✓ Close to public transport routes and motorways
- ✓ Double bedroom
- ✓ Close to local shops, bars and restaurants
- ✓ EPC Rating E

## Key Information

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

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £50,000

Situated within a charming and characterful church conversion just off Eccleston Street in the heart of Prescott, this well-presented one-bedroom self-contained apartment offers an excellent investment opportunity. Currently achieving £600 per calendar month in rental income, the property provides an immediate return for investors seeking a ready-made buy-to-let with an established tenant demand in a convenient town centre location.

Entrance Hall - Electric radiator. Built in airing cupboard.

Kitchen/Lounge - 3.94m x 3.51m (12'11 x 11'6) - Two windows to the front and a decorative porthole window. Laminate wood effect flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Integral appliances include an electric hob, electric oven, extractor hood, fridge freezer and washing machine. Tiled splashbacks. Electric radiator.

Bedroom - 3.81m max x 3.28m (12'6 max x 10'9) - Two windows to the front aspect and velux window. Electric radiator.

Bathroom - Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath with shower attachment and glass screen, a pedestal wash hand basin and a low level wc. Heated towel rail.

External - The property has communal gardens

Agents Notes - The property is leasehold. The length of the lease is 125 years from 2006. .

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 105

Annual Service Charge Amount: £2,388.00

Price: Starting Bid £50,000

Property Type: Apartment

Parking: None

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Conservation area: No

Public rights of way: No

Required access: No


Heating: Electric

Electric: National Grid

Water: Direct mains water

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>                                   |         |                                                                                                               |
| (69-80) <b>C</b>                                   |         |                                                                                                               |
| (55-68) <b>D</b>                                   |         | 68                                                                                                            |
| (39-54) <b>E</b>                                   | 41      |                                                                                                               |
| (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  |

Meribel Square, Prescott, Merseyside, L34 5TH

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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