

MARKET COURT, OLIVER STREET, BIRKENHEAD, CH41 6BB

GUIDE PRICE £45,000

1 1 1

Well-presented one-bedroom apartment in central Birkenhead, offering modern accommodation, excellent transport links, nearby amenities, and a tenant in situ.

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk





- Being Sold via Secure Online Bidding. Terms & Conditions Apply.
- One Bedroom Apartment
- Tenant in situ
- Viewings By Appointment Only

- Virtual Tour Available
- Buy To Let Investment
- Immediate Rental Return







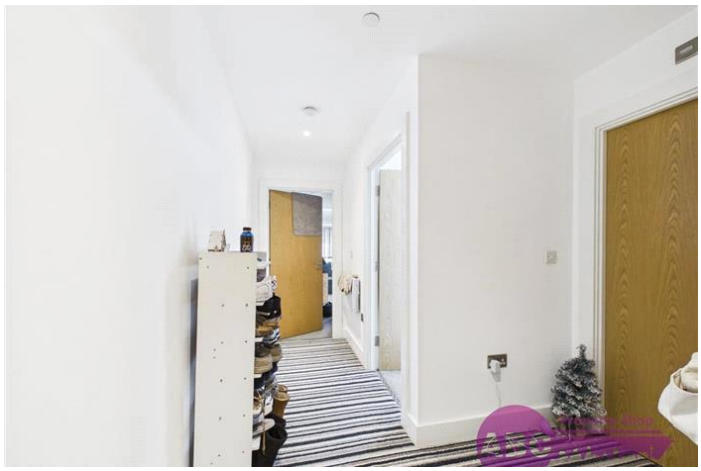


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For Sale via Secure Sale Online Bidding - Terms & Conditions Apply. Starting Bid £45,000.

This well-presented one-bedroom apartment is situated within Market Court, a popular residential development in the heart of central Birkenhead, offering modern living in a highly convenient location.

Residents benefit from excellent transport links, including nearby Merseyrail stations, frequent bus routes, and easy access to the Queensway Tunnel for direct connections into Liverpool. The development is within walking distance of Birkenhead town centre, a range of shops, restaurants, and everyday amenities, while nearby green spaces such as Birkenhead Park and the historic Hamilton Square further enhance the appeal of the location.

The apartment is offered with a tenant currently in situ and provides well-maintained accommodation throughout. The property briefly comprises an entrance hallway, a spacious living and dining area, a fitted kitchen, a well-proportioned double bedroom, and a modern bathroom.

Offering low-maintenance living in a sought-after central location, this apartment is ideally positioned to take advantage of everything Birkenhead has to offer, making it an excellent opportunity for a range of purchasers.

We have been made aware by the vendor that repair work will be commencing in the future on the building. We have not been made aware of a start date or the cost per apartment - but the cost will be divided between the individual apartments. Buyers should make their own enquiries prior to bidding.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective purchasers should verify all details through their own inspection.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A (Wirral Borough Council)
Tenure: Leasehold (250 years)
250 Years from and including 1 January 2021.
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains
Accessibility measures: Lift access



Property Shop

Approximate total area(1)

428 ft²

39.8 m²

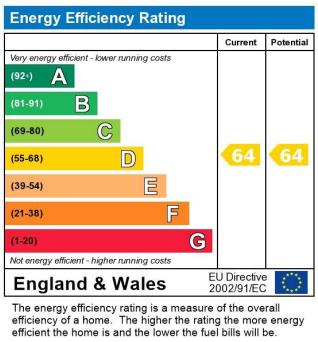
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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