



## 137 Central Gardens Benson Street, Liverpool, L1 2SS

### £160,000

2 Bed, 2 Bath Apartment with Balcony & Parking – Central Gardens, Benson Street

Are you an investor looking for your next purchase? This fourth floor apartment comes with a fixed tenancy in place, offering an instant return on investment.

The property features a well laid out open-plan living and kitchen space with floor to ceiling windows and a balcony that runs the full length of the lounge and kitchen. There are two double bedrooms, one benefitting from an en suite, plus a second bathroom across the hall.

Situated on Benson Street, the property is within easy reach of the city centre, with a wide range of shops, restaurants, amenities, and transport links all close by.

Leasehold

125 year lease from 2005

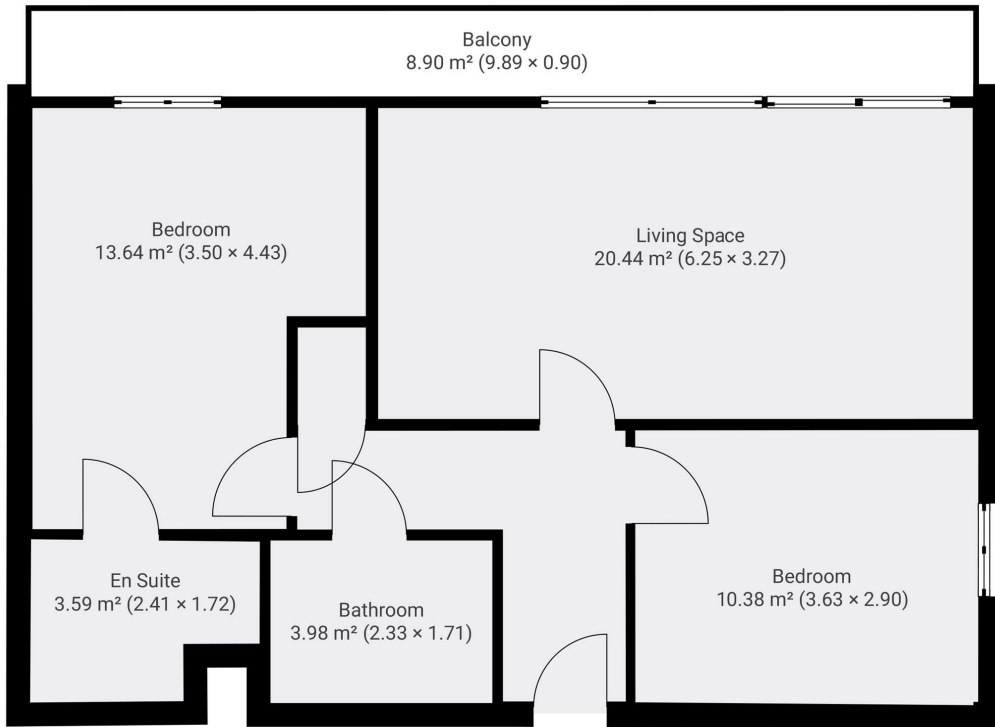
Service charge £1839 per annum and billed Quarterly

Ground rent £150 per annum

Email [lauren@bluerowhomes.co.uk](mailto:lauren@bluerowhomes.co.uk) for more info



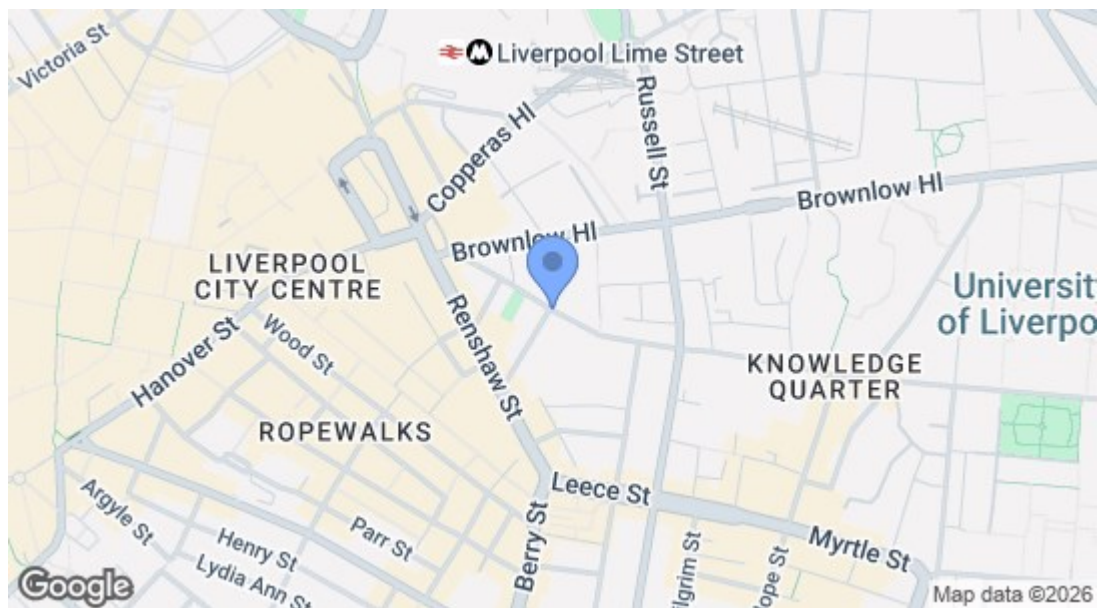




Total area: 67.49 m<sup>2</sup>

Disclaimer: This floor plan is for illustrative purposes only and is not intended to be an exact representation of the property. All measurements, dimensions, and spatial relationships are approximate and should be independently verified. The layout, fixtures, and features depicted may differ from the actual property. This floor plan is not a substitute for a professional survey or architectural drawing. Bluerow does not assume liability for any errors, omissions, or inaccuracies in this floor plan.

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 73                      | 78        |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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