



150 Upper Parliament Street, Liverpool , Merseyside L8 7LL
Asking price £70,000

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TENANTED INVESTMENT PROPERTY - CASH BUYERS ONLY

This TWO BEDROOM City apartment comprises of entrance hallway; leading to an open plan Living/Kitchen room with double glazed window to the front; kitchen including the following appliances; Washing machine, oven, hob, fridge and freezer. Off the hallway are two bedrooms and three piece family bathroom with shower over bath; the apartment has a secure entry system and intercom access.

The property has the versatility to appeal to both students and young professionals alike as it is located just a stones throw from Liverpool Women's Hospital. Not to mention being extremely close to all 3 of Liverpool's leading universities as well as having both Lime Street and Liverpool Central train stations nearby.

Home to almost 50,000 students from around the world, Liverpool is an incredibly attractive property investment destination. Thanks to the city's rising student population and a serious shortage of apartments, Liverpool's student accommodation market is growing far faster than the national average. This has led to a situation where there are excellent yields for investors in shared student accommodation, making this an investment opportunity not to be missed!

Financial Breakdown (figures to be verified)

Gross rent: £6,000
 Ground rent: £150
 Service charge: £1749.04 pa
 Lease length : 250 from 2004

The current tenancy is let on an UNFURNISHED basis on a PERIODIC basis with the Tenants having been in situ since 2017.

Communal Entrance

Security entrance door, Intercom Entry System, stairs to upper floors.

Private entrance

Intercom handset, carpets, doors to all rooms.

Living room/kitchen

15'8" x 23'3" (overall) (4.8 x 7.11 (overall))

Built in oven and hob, fridge/freezer, washing machine, wall and floor cupboards, drawers and work surfaces, electric radiator, 3 uPVC double glazed windows

Bedroom One

9'8" x 11'10" (2.97 x 3.63)

Electric radiator, uPVC double glazed window.

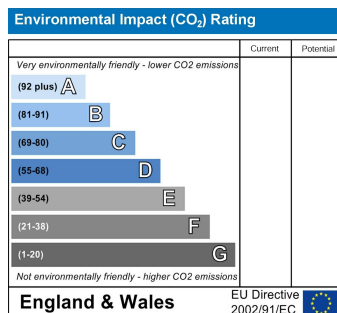
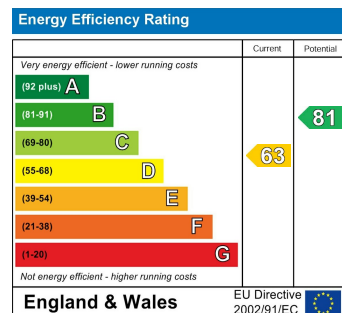
Bedroom Two

5'11" x 11'10" (1.82 x 3.63)

Electric radiator, uPVC double glazed window

Bathroom

Bath with shower over, wash basin, w.c., mirror, extractor fan.



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