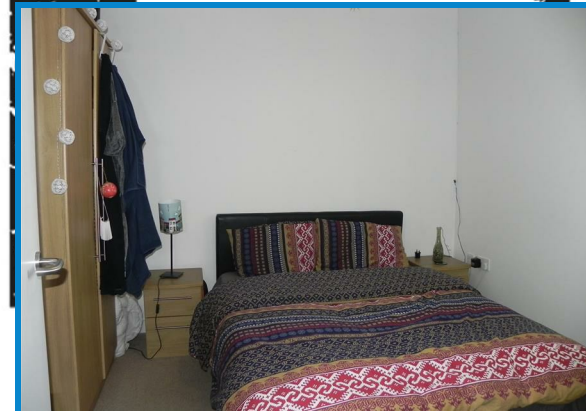


SAL



LAGRELL



Kings Dock Mill 32 Tabley Street, Liverpool , Merseyside L1 8DW
Asking price £94,950

bluerow
SALES | LETTINGS | INVESTMENTS

****Investment Opportunity*****

Investment - If you are looking for a low maintenance property with an immediate return; then look no further! The property is currently let at £550 per calendar month, securing a fantastic 6.6% gross yield!!

This one bedroom apartment is located in the Baltic Triangle, just steps away from the famous Albert Dock and the heart of Liverpool One where you will find; numerous shopping centres, local amenities, bars & restaurants, a number of transport links, health & leisure facilities and hotels. The property lies minutes away from numerous transport links around and out of the City, and 3 major train stations less than 1 mile away, ensuring easy commuting for those who need it.

This modern apartment briefly comprises: a spacious open plan lounge/dining area with patio doors to the Juliette balcony, allowing natural light to flood in, one double bedroom and a modern fitted bathroom.

This property always proves very popular with tenants due to the location and high quality of the building.

Additional Information (to be verified)
Lease length: 150 years from 2007

Service charge Per annum: £722.20 pa
Ground Rent: £200 pa

Communal Entrance

Secure entrance with reception desk. Stairs and lift to all floors

Apartment Hallway

Wood effect laminate flooring. Telephone intercom.

Living/Dining/Kitchen Area

Living/dining area: Continuation of wood effect laminate

flooring. Wall mounted electric heater. Double glazed sliding door to 'Juliet' balcony. open to Kitchen area; Fitted with a range of wall and base units with complimentary work surface over. Stainless steel sink and drainer unit with mixer tap over. Integrated appliance include electric oven/grill combi with four ring electric hob, stainless steel extractor hood over. fridge with freezer compartment, space for washing machine. Wood effect laminate flooring.

Double Bedroom

Wall mounted electric heater. Double glazed window. Carpet flooring

Bathroom

A fitted three piece bathroom suite comprising of; tiled bath with shower attachment over and fitted glazed screen in tiled surround, wash hand basin and low level W.C. Shaver point. Towel rail heater. Recessed ceiling spotlights.

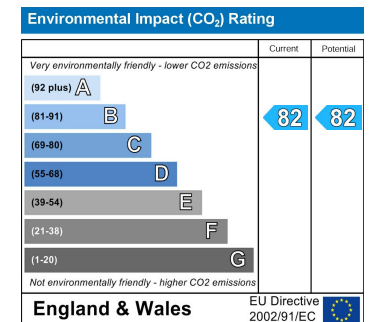
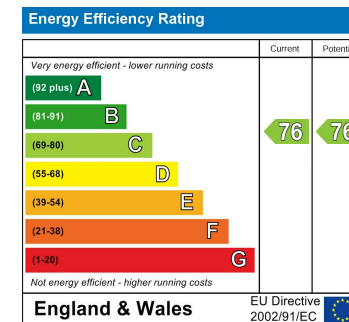
Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ID Verification

In line with The Money Laundering Regulations 2007, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By signing this agreement as the seller you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



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