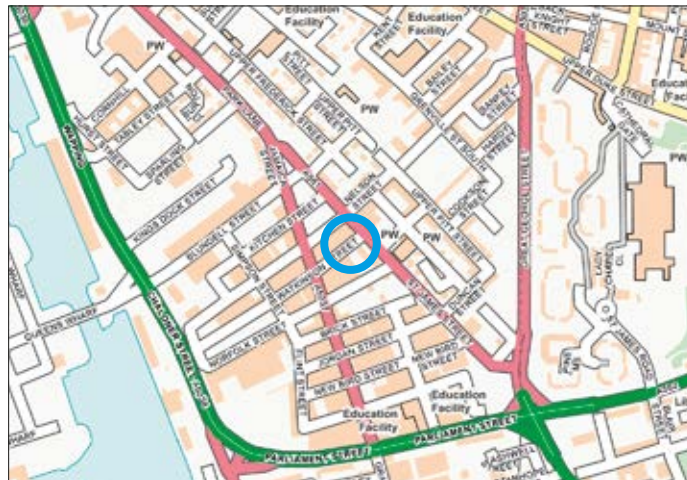


LOT

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# 39 Libertas Studios, 48 St. James Street, Liverpool L1 0AB

\*GUIDE PRICE £40,000-£50,000



Not to scale. For identification purposes only

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- **A residential investment producing £6,192.00 per annum. Double glazing. Electric heating.**

**Description** A fully furnished fifth floor studio apartment currently let by way of an Assured Shorthold Tenancy producing approximately £6,192.00 per annum. The property benefits from double glazing, electric heating and a secure intercom entry system.

**Situated** Fronting St. James Street in the popular Baltic Triangle area of Liverpool and within walking distance to Liverpool city centre amenities.

**Basement**

Communal lounge, Games Room, Mini Gym, Laundry Room, Bike space.

**Ground Floor** Main Entrance, Hallway, Stairs & Lift.

**Fifth Floor**

**Studio** Open Plan Lounge/ Kitchen/Bedroom/Study Area, Shower Room/WC.