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- **A residential investment property producing £6,444 per annum. Double glazing. Electric heating.**

**Description** A fully furnished fifth floor studio apartment currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,444 per annum. The property benefits from double glazing, electric heating, CCTV, secure entry system and is 28 square metres in area. We have been advised by the vendor this is the largest type unit by area in the building.

**Situated** Fronting Watkinson Street between St James Street and Bridgewater Street in a popular location within walking distance to Liverpool city centre amenities.

**Lower Ground Floor Basement** Communal Lounge/Games Room, Mini Gym

**Ground Floor** Communal Hallway, Lift Access, Bike Store, Laundrette

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