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Unit 18, Bridgewater Building, 3c Bridgewater Street, Liverpool L1 0AR

GUIDE PRICE **£35,000\*–£40,000\***

RESIDENTIAL INVESTMENT

- A residential investment property producing £515.67 Pcm
- Double glazing
- Electric heating.

A fully furnished third floor studio apartment currently let by way of a Short Term Let producing a rental income of £515.67 per calendar month. The property benefits from double glazing, electric heating, CCTV, secure entry system, communal gym and games room.

**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.

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

