

LOT

8

# Block A, Unit 117 Phoenix Place, Prince Edwin St/Iliad Street L5 3LU

GUIDE PRICE **£12,000+**\*

RESIDENTIAL INVESTMENT

## Description

A fourth floor studio with an 8 bedroomed pod benefiting from double glazing, electric heating, secure key fob entry system, lift facility, communal common room, laundry room and gardens. The property is let subject to an Assured Shorthold Tenancy from 16/09/23 for 44 weeks at £115 per week.

## Situated

Fronting Iliad Street in a popular and well established location close to local amenities, Universities and Liverpool City Centre.

## Ground Floor

Main Entrance Hallway,  
Communal Study Room,  
Common Room, Laundry, Bin  
Store

## Fourth Floor

Studio pod - Lounge/Bedroom,  
Shared Kitchen, Shower room/  
W.C. Communal Kitchen/Diner/  
Living Room

## EPC Rating.

B

## Outside

Communal garden

## Note

Please note the new owner will be responsible for an upcoming cost of remedial works to the windows. Detail regarding this will be in the management pack that will be provided by Propeller Lettings.

