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25 Pilgrim Street, Liverpool L1 9HB RESIDENTIAL INVESTMENT

Guide Price **£295,000+**



A freehold city centre student investment, currently let by way of an assured shorthold tenancy at a passing rent of £31,500pa. The property comprises a four storey, six bedroom, Grade II listed Georgian town house in the heart of Liverpool's Georgian Quarter. The property has been tastefully and comprehensively refurbished over recent years.

Situated

The premises occupy a much sought after position at the junction of Pilgrim Street and Mount Street close to Liverpool Institute of Performing Arts and the Anglican Cathedral. The property is also situated close to the Philharmonic hall and an excellent choice of bars and restaurants. Easy access is also afforded to Liverpool Lime Street train station and the M62 motorway. Pilgrim Street still maintains its original cobbled road and is home to a number of listed, period style buildings of architectural merit.

Accommodation

Lower Ground Floor

Hall, kitchen, breakfast room, Cloakroom, Bedroom 1 with ensuite shower room.

Ground Floor

Hall, Dining room, Sun lounge, Bedroom 2

First floor

Landing, Bedroom 3 with ensuite bathroom, Bedroom 4 with ensuite shower room

Second floor

Bedroom 5, Bedroom 6
Bathroom

Outside

The main entrance to the building is located on Pilgrim Street.

A side entrance can be accessed via the rear/side elevation, which leads into the sun room/conservatory.

Conservatory

Providing natural daylight to the lower ground kitchen and access into the internal sun lounge via glazed bi-fold doors.



Not to scale. For identification purposes only