

LOT
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Apt 3, 72 Canning Street, Liverpool L8 7NR

*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

- **Vacant duplex two bed apartment within Grade II listed town house. Fashionable Georgian quarter location. Central heating. In good condition.**

Description A duplex two bedroom apartment situated on the second and third floors of a Grade II listed town house within the fashionable Georgian quarter of the city. The property is in good order throughout and benefits from central heating. It would be suitable for immediate occupation or investment purposes with a potential annual income of in excess of £10,000 per annum

Situated In the popular Georgian quarter of Liverpool city centre between Bedford Street South and Catherine Street within walking distance to local amenities, Liverpool University.

Ground Floor Communal Entrance Hall.

Second Floor Hall, Lounge, Dining room, Kitchen, Bathroom.

Third Floor Two bedrooms, En suite Cloakroom.

Outside On street residents permit parking.

Tenure Leasehold with 77 years remaining.