

LOT  
**65**

# Flat 16, Libertas, 48 St. James Street, Liverpool L1 0AB

\*GUIDE PRICE £50,000–£60,000



Not to scale. For identification purposes only

- **Second floor studio apartment producing a rental income of £6,192 per annum.**

**Description** A second floor studio apartment which is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,192 per annum. The property benefits from electric heating, 24 hour concierge, gymnasium, bike store, pool room and secure intercom system.

**Situated** In the popular Baltic Triangle within walking distance from Liverpool One and city centre amenities.

**Lower Ground Floor** Laundry Room, Communal Lounge, Gymnasium, Pool Room and Bike Store

**Ground Floor** Main Entrance Hallway

**Second Floor Flat 16** Open Plan Lounge/Kitchen/Bedroom, Shower Room/WC

**Note** The service charge is £1,910 per annum. The property is Leasehold with approximately 247 years remaining at a ground rent of £250 per annum, subject to verification.