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35 Libertas Studios, 48 St James Street, Liverpool L1 0AB

*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

- **A residential investment producing £6,448.00 per annum. Double glazing. Electric heating.**

Description A fully furnished fourth floor studio apartment currently let by way of an Assured Shorthold Tenancy producing approximately £6,448 per annum. The property benefits from double glazing, electric heating and a secure intercom entry system.

Situated Fronting St. James Street in the popular Baltic Triangle area of Liverpool and within walking distance to Liverpool City Centre amenities.

Basement Communal lounge, Games Room, Mini Gym, Laundry Room, Bike space.

Ground Floor Main Entrance, Hallway, Stairs & Lift.

Fourth Floor Studio Open Plan Lounge/Kitchen/Bedroom/Study Area, Shower Room/WC.

Note We have been advised that there will be a rent increase in September to £129 per week (£6,708 per annum).