



12 Anson Street, Liverpool, L3 5NY

Asking Price £399,000 Leasehold

www.cityresidential.co.uk



About the Property

City Residential are delighted to bring to market this impressive townhouse on Anson Street, offering a rare opportunity for those seeking a lucrative investment. Boasting six generously sized ensuite bedrooms, inclusive of one self-contained studio unit, located in the city's Knowledge Quarter this is a prime area of regeneration and investment in the city.

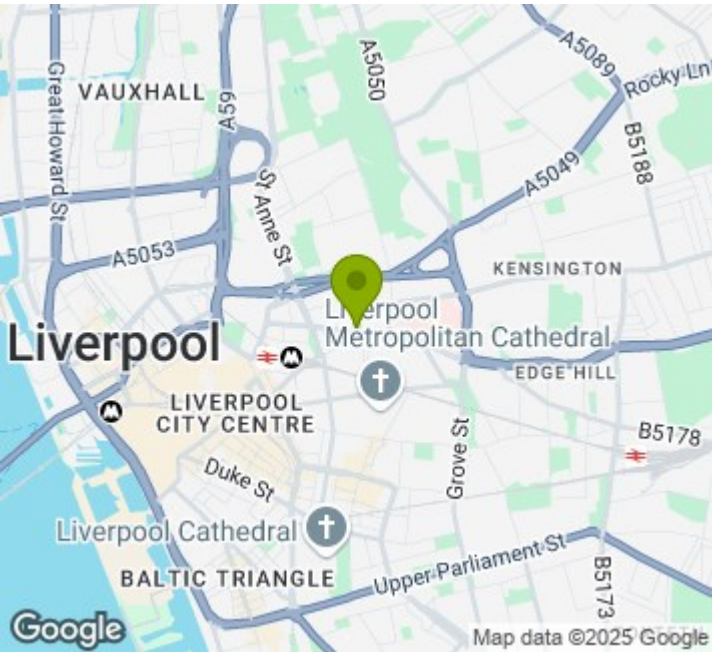
The property has been meticulously maintained and is in excellent condition, therefore ready for immediate occupancy. The communal areas, located on the basement level, feature a modern kitchen diner and living space, complemented by a convenient laundry room and WC. The ground floor houses two double bedrooms each with ensuite shower rooms, whilst the first floor offers two more double bedrooms each with ensuite shower rooms. The second (and top) floor is home to a fifth double bedroom with an ensuite shower room, as well as a self-contained studio unit.

Having operated at 100% occupancy for the last six academic years, the property would prove a sound investment to both the student and professional market.

All bedrooms are spacious enough to accommodate a dedicated working area, making it an ideal setting for students or professionals alike.

We expect demand to be high and would encourage all interested parties to contact us at the soonest opportunity to arrange viewing.

- Lucrative investment
- Knowledge Quarter location
- Minutes from Lime Street Station
- Suited to professional or student tenancies



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	