



150 Woolton Road, Allerton, L19 5NH

Offers Over £55,000

Attention Investors and First-Time Buyers!

Berkeley Shaw Real Estate presents this ground floor studio apartment in a popular residential area of Liverpool. With excellent local amenities and superb transport links, this property is perfectly positioned for commuters and offers a fantastic opportunity for those looking to get on the property ladder or grow their investment portfolio.

The accommodation comprises a welcoming entrance hall, modern kitchen, generous shower room, and a spacious living/bedroom area with a convenient fold-out bed. The property also benefits from rear garden space, adding to its appeal.

Currently tenanted and producing a gross annual income of £4,800 (£400pcm) the apartment offers significant potential for increased returns, with a market rental value of £6,300 per annum (£525pcm).

The apartment is available with a sitting tenant or alternatively vacant possession.

The apartment is leasehold with 947 years remaining and is offered to the market with no onward chain.

This is a highly attractive, low-maintenance investment opportunity or an affordable first home in a desirable location. Viewing is strongly recommended to appreciate all it has to offer.



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

| Environmental Impact (CO ₂) Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |
| England & Wales | | EU Directive 2002/91/EC |



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