



RE/MAX

PROPERTY HUB



30 Bixteth Street, Liverpool, L3 9BB

£145,000

VACANT POSSESSION - NO CHAIN - TWO BEDROOM - TWO BATHROOM - CITY CENTRE apartment at the popular X-BUILDING on Bixteth Street. **Viewings 7-days per week**

Offered with vacant possession or with tenant in situ for an immediate return on investment. This apartment could be your next home in the city or your next investment prospect. Either way its not to be dismissed. Offered with fixtures and fittings and having recently had new bedroom carpets and new beds fitted. Located on the first floor and served by a lift to all floors the building also benefits from onsite CCTV, secure phone and fob entry system, door access codes for each floor for additional security, caretaker and professional management company looking after the building. Parking is by way of an on-street city council residence permits. GROUND RENT (£150 per year). TENURE (Leasehold). EPC Rating - C(76). Rental expectation is £11,000 per annum representing a good return on investment.

Kitchen Dining Space 12'9" x 10'5" (3.89 x 3.2)

Modern grey kitchen with full range of integrated appliances including a full sized dishwasher, full sized fridge freezer, electric oven, electric hob, overhead extractor fan unit and a range of worktop spaces. Further complimented by white decor, tiled floor and spot recess lighting.

Lounge 12'9" x 18'0" (3.89 x 5.50)

Open plan lounge come dining room space surrounding the kitchen. Offering dual aspect views, fully double glazed, electric heating, spot recess lighting and grey carpet.

Bedroom One 15'10" x 11'2" (4.83 x 3.41)

Large double bedroom with access to en-suite shower. Views towards Pall Mall. New grey carpet, white decor and in a good condition.

En-Suite Shower Room 6'3" x 5'7" (1.92 x 1.72)

En-suite shower room with enclosed shower unit which has recently been re-lined. Toilet with flush and sink with mixer tap inset to unit with wall mounted mirror. Further complimented by spot recess lighting, tiled flooring and a wall mounted chrome heated towel rail.

Bedroom Two 10'9" x 9'2" (3.28 x 2.80)

Double bedroom with new grey carpet. White decor, dual aspect window and in good condition

Bathroom 8'0" x 5'6" (2.45 x 1.69)

Main bathroom with white suite, tiled floor and clean neutral decor. There is a toilet with button flush, sink with mixer tap, bathtub with overhead shower. Further complimented by a chrome wall mounted heated towel rail and spot recess lighting.

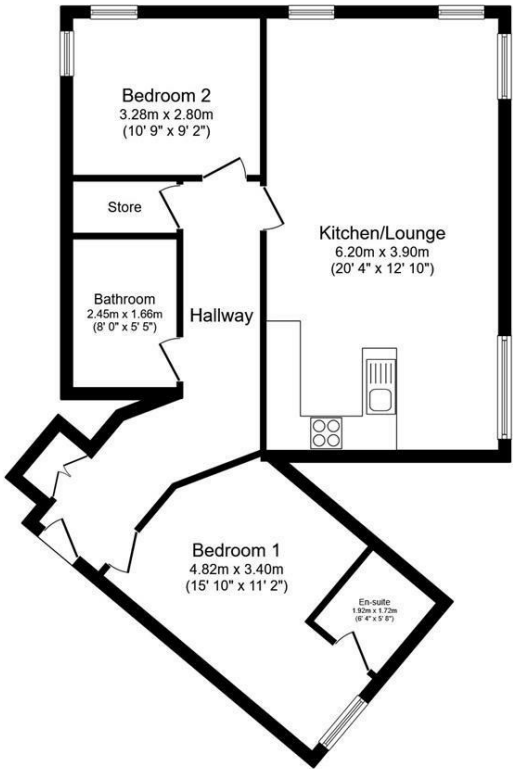
Utility Cupboard 4'3" x 3'3" (1.3 x 1.0)

Storage utility cupboard located in the entrance hallway housing the hot water tank, the electric meter, consumer unit and space for storage.

Storage Cupboard 4'4" x 2'5" (1.33 x 0.75)

Further separate storage cupboard off the hallway.

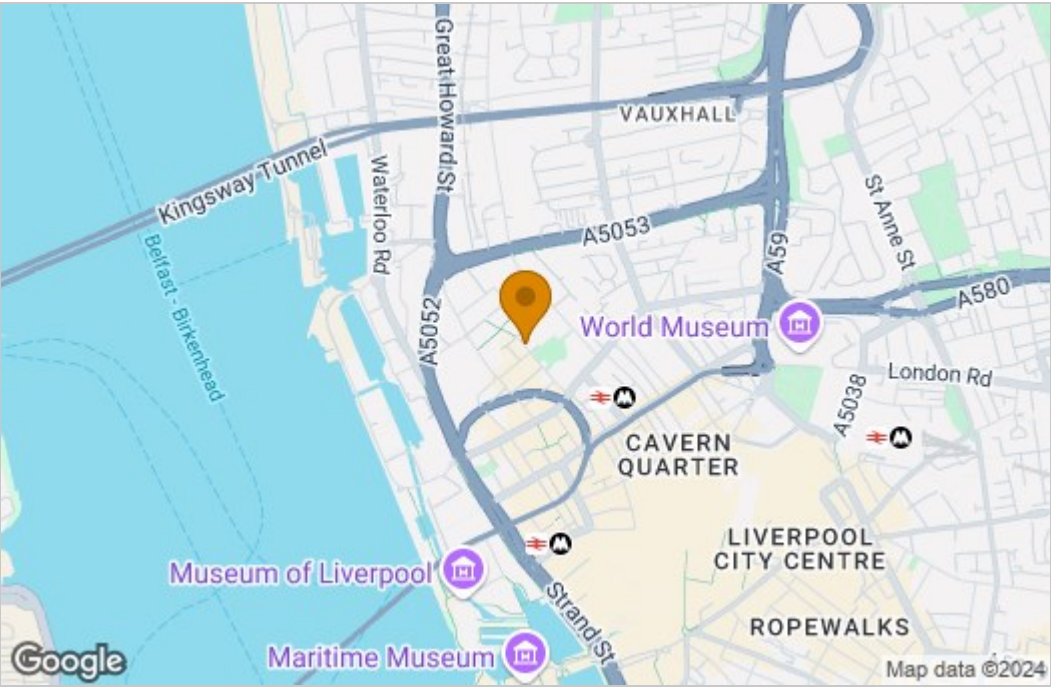
Floor Plan



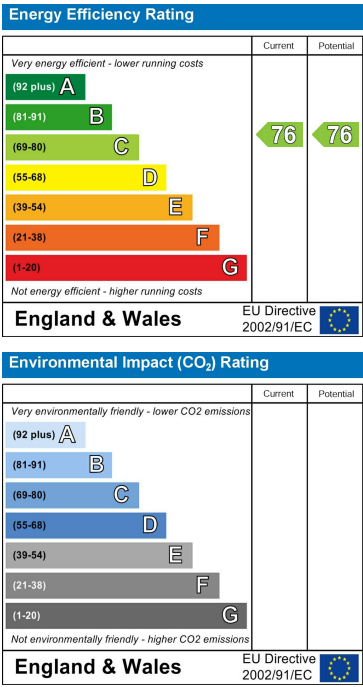
Floor Plan

Total floor area 76.1 sq.m. (819 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



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