



98 Block A - Kaber Court Liverpool

£100,000
Leasehold

Mistoria Estate Agency are pleased to offer AN EXTREMELY WELL PRESENTED TWO BEDROOM APARTMENT BENEFITING FROM NO ONWARD CHAIN. Large lovely open plan lounge and dining room with French doors and Juliet balcony. Lovely fitted kitchen with high gloss finishes.



- SUPERBLY PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT
- SECURE GATED PARKING WITH ALLOCATED SPACE. INTERCOM ENTRY
- TWO JULIET BALCONIES WITH STUNNING VIEWS
- OPEN PLAN LIVING, GOOD SIZED ROOMS.
- GREAT LOCATION CLOSE TO AMENITIES & TRANSPORT LINKS

Full Description

Mistoria Estate Agency are pleased to bring to the market this well located, well presented two bedroom second floor apartment.

Position yourself for unparalleled returns with this strategically located two bedroom apartment situated by the water, a prime property with the allure of scenic waterfront living with the promise of robust financial growth.

Key Features:

Premium Waterfront Location: This flat enjoys a prime spot along the water, capitalising on the high demand for waterfront properties. The location not only guarantees sustained property value appreciation but also ensures a consistent pool of potential tenants seeking the unique lifestyle it offers.

Captivating Views for Premium Rent: The expansive windows showcase breathtaking waterfront vistas, elevating the property's appeal and allowing for the possibility of commanding premium rental rates. Tenants seeking a distinctive living experience are willing to invest more for such captivating views.

Waterfront Recreation Access: Embrace an active lifestyle with direct access to waterfront activities.

Open concept Living: The open layout of the flat enhances its marketability, appealing to a wide range of tenants. The seamless flow from the living space to the kitchen and dining area creates an inviting atmosphere, making the property especially appealing to professionals and small families.

Private Balcony Retreat: The private balcony accompanied by their beautiful French doors overlooking the water adds a significant premium to the property..

Proximity to Recreational Amenities: Access to waterfront activities, jogging paths, and recreational areas enhances the property's desirability. This proximity adds an extra layer of appeal, attracting tenants who value an active and healthy lifestyle.

Security and Convenience: The property offers secure access gated off road parking, addressing the practical needs of tenants. Such features contribute to tenant satisfaction and retention, ensuring a steady income stream for investors.

Maximise your investment portfolio with this two bedroom waterfront flat, where the appeal of scenic living converges with sound financial prospects. Take the next step toward securing your investment success—schedule a consultation to explore how this property aligns with your strategic goals. The waterfront awaits

Further Details

Property Type: Apartment (2 bedroom, 1 bathroom)

Floor Space: 53 square metres / 568 square feet

EPC Rating: C74

Council Tax Band: B

Local Authority: Liverpool City Council

Service Charge: £1,211 per annum

Ground Rent: £100 per annum

Security: Intercom (Audio Only)



• TWO DOUBLE BEDROOMS, MODERN BATHROOM • UTILITY AREA. MODERN KITCHEN, • NO CHAIN !!! VACANT POSSESSION!!! CASH BUYERS!!! • LEASE:230, SERVICE CHARGE:£1211 PER YEAR: GROUND RENT:£100 PER YEAR • CALL MISTORIA ESTATE AGENTS 0151 282 1539 TODAY!!!!

Parking: On Street, Off Street, Gated, Communal
No. of Parking Spaces: 1
Outside Space: Balcony
Heating/Energy: Electric Heating, Double Glazing

Leasehold Information

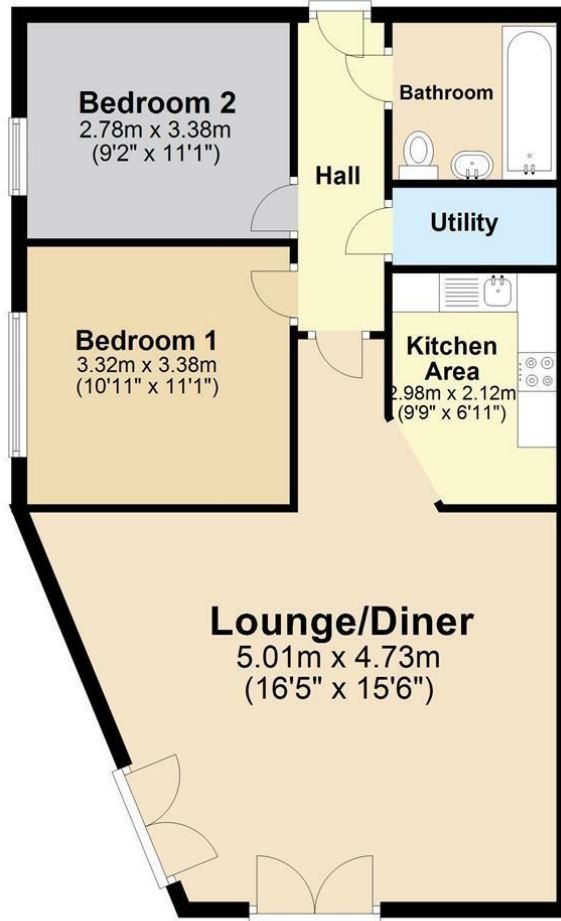
Disclaimer: The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at

your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice.



Second Floor

Approx. 71.8 sq. metres (773.0 sq. feet)



Total area: approx. 71.8 sq. metres (773.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Pall Mall Liverpool Mistoria
22 Pall Mall
Liverpool
L3 6AL

0151 282 1539
info@mistoria.co.uk
mistoria.co.uk

