



MISTORIA
ESTATE AGENTS



56 Chapel Gardens Liverpool

£100,000
Leasehold

Welcome to this modern two-bedroom apartment located in the desirable Chapel Gardens area of Liverpool. Spanning an impressive 603 square feet, this second-floor residence offers a comfortable and contemporary living space, perfect for both first-time buyers and savvy investors alike.

Upon entering, you will find a welcoming reception room that provides a bright and airy atmosphere, ideal for relaxation or entertaining guests. The apartment features two well-proportioned bedrooms, ensuring ample space for rest and privacy. With two bathrooms, including an en-suite, convenience is at the forefront of this property, making it suitable for small families or those who appreciate extra facilities.

The apartment is situated within a secure gated community, providing peace of mind with intercom entry for added security. Additionally, the property includes designated parking for one vehicle, a valuable asset in this bustling area.



Full Description

Mistoria Estate Agents are pleased to offer for Sale, this well located two bedroom apartment situated on the bustling in Liverpool. Ideal for Investors or your first step on the property ladder. This property combines a central location with strong rental prospects, or even if its setting up your own Home!!

Strategic City Centre Location: Positioned in the heart of Liverpool on Vauxhall areas, this flat capitalises on the city's growth and popularity. The ongoing urban revitalisation and development in the area contribute to strong property value appreciation over time. The first phase of regeneration was completed in 1989 by the very same people that still live and work in the region today. Then the whole of the Vauxhall area was redeveloped with public, private and community sector investments and today the community is a mix of residences and facilities that caters to everyone within the community.

High Rental Demand: Benefit from the robust demand for rental properties in this central location. The apartments proximity to key amenities, public transport, and the city centre positions it as an attractive choice for tenants seeking convenience and connectivity.

Optimal Floor Plan: The well designed layout maximises the use of space, creating a comfortable and functional living environment. Investors can leverage the two bedroom configuration to attract both young professionals and small families,

Proximity to Employment Hubs: Liverpool;s economic vibrancy

is reflected in its employment hubs, and this flat is strategically situated to cater to professionals working in the city centre and surrounding areas.

Vauxhall Road's strategic position ensures resilience in the face of market fluctuations, .

Local Amenities and Convenience: The flat benefits from nearby amenities, including shopping centres, dining options, and recreational facilities.

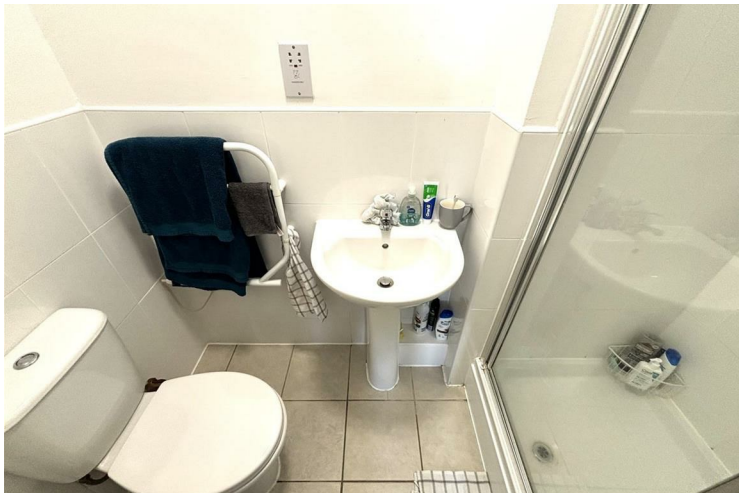
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Second Floor



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		
	52	76
England & Wales		EU Directive 2002/91/EC

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