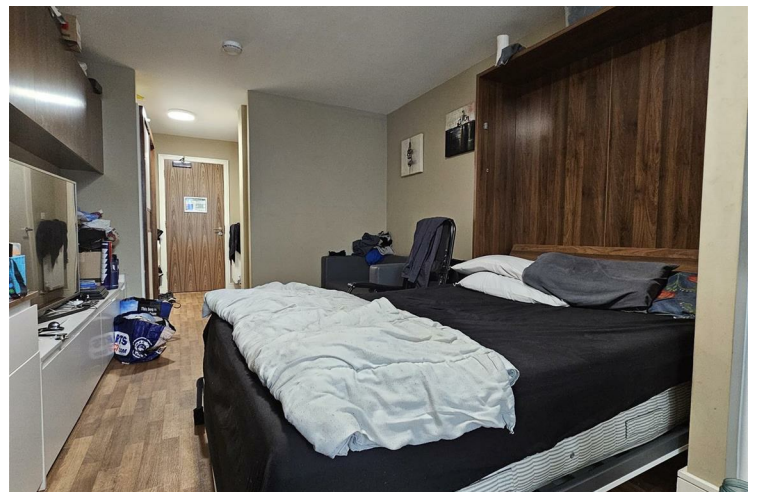


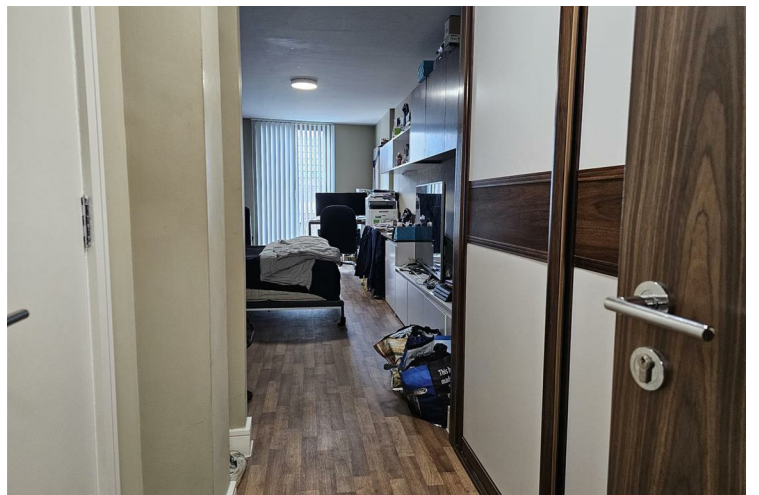
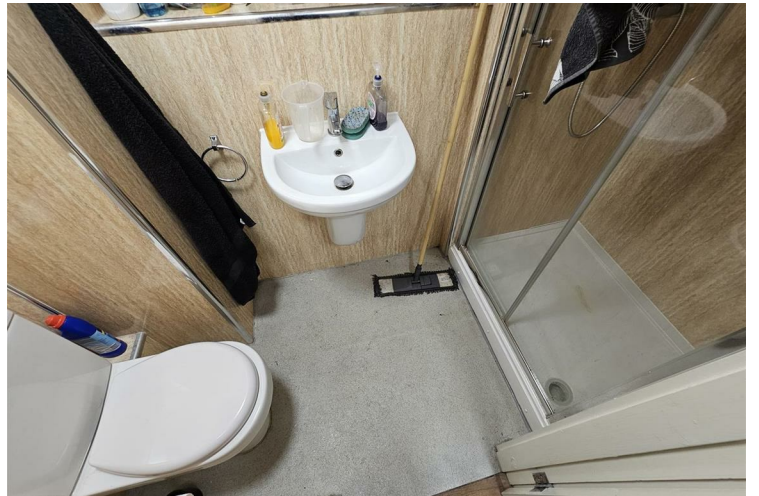
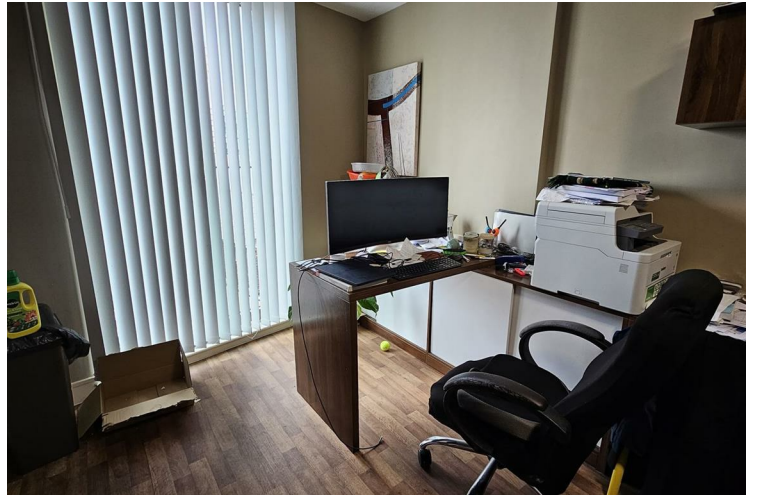
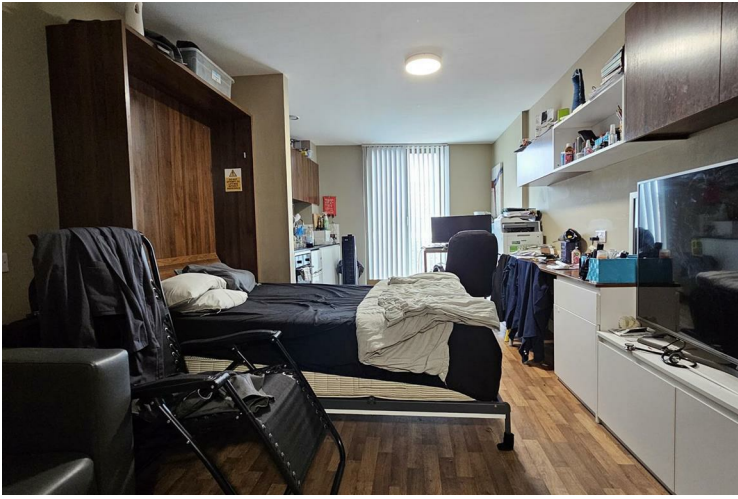


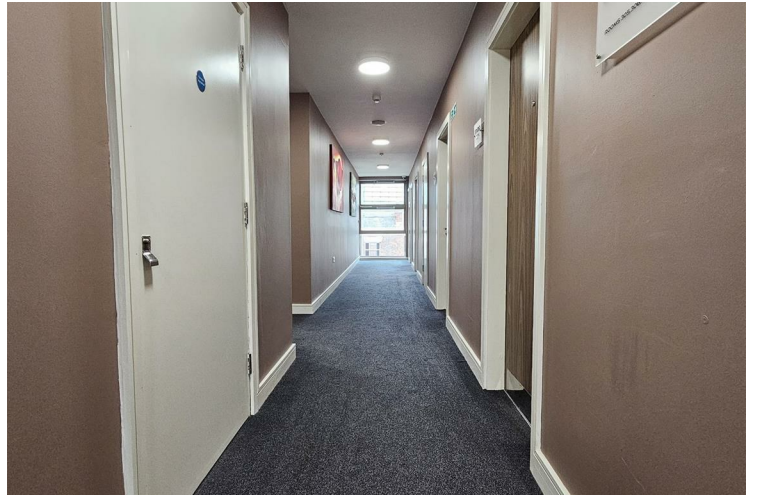
2 LOWER GILL STREET LIVERPOOL

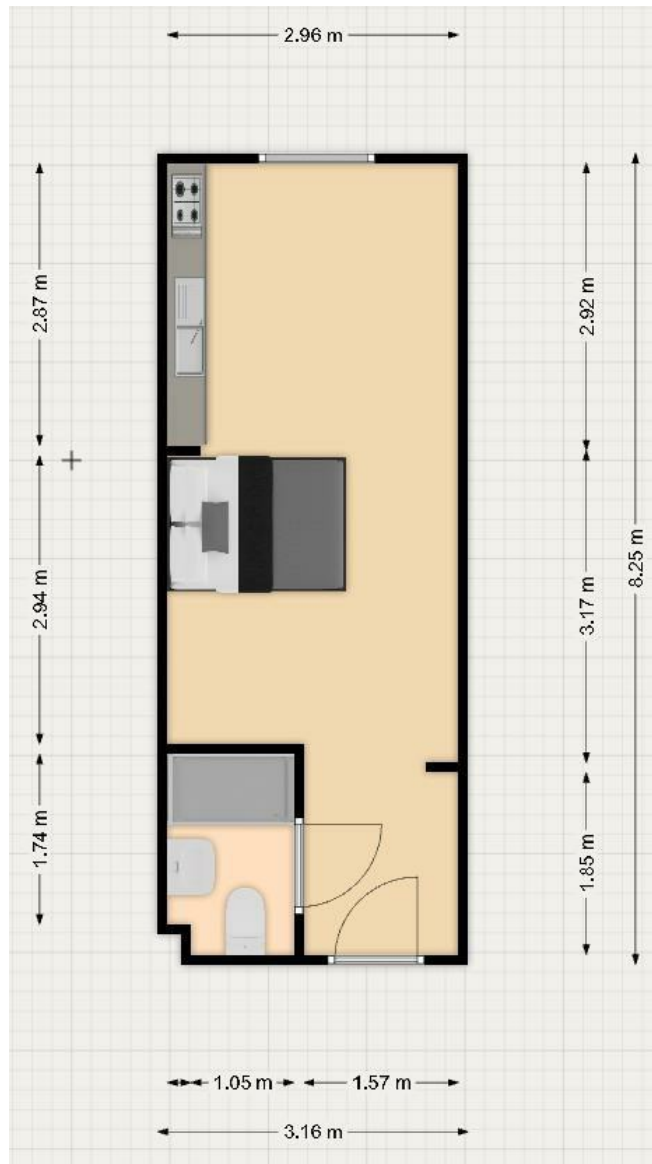
£49,950
LEASEHOLD

Calling all investors! Introducing an exceptional investment opportunity in the heart of Liverpool! This well-maintained studio apartment is strategically located just a stone's throw away from the city's major universities, making it an ideal choice for investors looking to tap into the lucrative student housing market. Upon entering the apartment, you'll be immediately impressed by the smart use of space, which maximizes functionality and comfort. The open-plan layout integrates the living, dining, and sleeping areas seamlessly, creating a versatile living environment that meets the needs of modern tenants. The contemporary design and high-quality finishes throughout ensure a welcoming and stylish ambiance. The compact yet fully equipped kitchen features modern electric appliances, providing all the essentials for convenient, everyday living. The thoughtful design continues into the bathroom, which is fitted with sleek fixtures and a powerful shower, offering a touch of luxury. Currently tenanted, this property provides an attractive income stream from day one, making it an excellent addition to any investment portfolio. The steady demand for student accommodation in this prime location ensures a low vacancy rate and high rental yield. Beyond the apartment itself, residents benefit from the proximity to Liverpool's vibrant university district, with its array of cafes, shops, and cultural attractions. Excellent public transport links make it easy to explore the wider city, enhancing the appeal for tenants. This studio apartment represents a smart investment in one of Liverpool's most sought-after areas. With its excellent condition, efficient use of space, and prime location, it is perfectly positioned to continue generating strong rental returns. Don't miss this opportunity to secure a property that promises both immediate and long-term rewards. Contact us today to arrange a viewing and see firsthand the potential this apartment holds!









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

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

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