

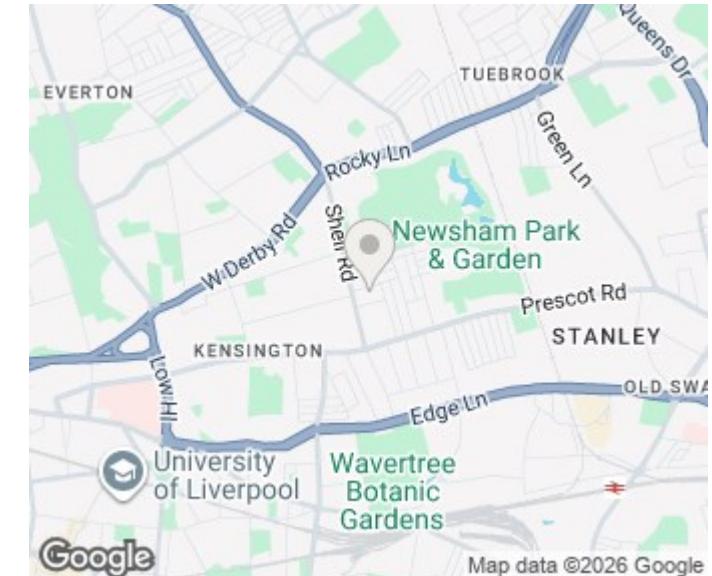


FLAT 6, 7 SWISS ROAD LIVERPOOL, L6 3AT

**£55,000
LEASEHOLD**

WOW 14.8% GROSS YIELD!! XO REALTY are pleased to offer this ONE BEDROOM flat for sale with NO CHAIN and viewings available 7-day per week by appointment.

This is a top floor flat within a small, popular converted detached block of 6 flats. Briefly comprising of entrance hallway, open plan kitchen, living space, shower room and bedroom. Benefits include double glazing, gas central heating, combi-boiler, built in wardrobes, sky light to lounge, bright aspect, top floor location, new brightly painted white walls and laminate flooring. Currently rented producing a rental income of £650 per month (£7,800 per annum) which at the asking price provides a great gross return. Council Tax is Band 'A'. EPC Rating is C(72). Ground Rent is £150 per annum. This has a Title Absolute and long lease in place 239-years remaining.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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

Head Office
Edward Pavilion Royal Albert Dock
Liverpool
L3 4AF

01513140554
info@xorealty.co.uk
www.xorealty.co.uk

