

# **Orleans House Edmund Street, Liverpool L3 9AH**



# welcome to

# **Orleans House Edmund Street, Liverpool**

Tenanted until July 2025 at £1150 pcm This beautifully presented two bedroom upper floor apartment is housed within a period building with concierge reception. Offering modern open plan living space and two good size bedrooms. Internal inspection is essential to appreciate all the features.













#### Entrance

Door to the front, conceirge.

#### **Open Plan Lounge Kitchen**

12' 6" x 13' 4" ( 3.81m x 4.06m ) Fitted kitchen with wall and base units, work surfaces incorporating a one bowl stainless steel sink and drainer, radiator, secondary double glazed sash windows.

#### **Bedroom One**

10' 3" narrowing to x 10' 4" ( 3.12m narrowing to x 3.15m ) Secondary double glazed window to the front, radiator.

### **Bedroom Two**

9' 5" x 8' 5" ( 2.87m x 2.57m ) Secondary double glazed window to the rear, radiator.

#### Bathroom

Bath with mixer tap, shower, towel radiator, wash hand basin, extractor fan, W.C, part tiled.





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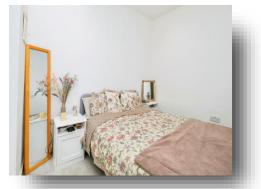
- Excellent investment opportunity Tenanted until July 2025 at £1150 pcm giving an excellent ROI
- Council Tax Banc C
- Modern open plan living/dining/kitchen
- Two good size bedrooms
- Housed within a stunning period building

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£175,000





# view this property online jonesandchapman.co.uk/Property/ALT121141



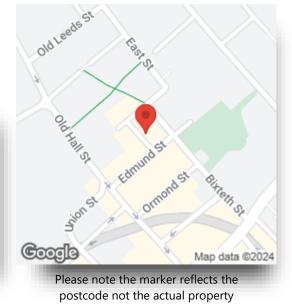
Property Ref:

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or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer

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