

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Beech Street

Liverpool, L7 0BA

£90,000



Hunters are delighted to bring to the market this two-bedroom first floor apartment in the heart of Kensington.

The property is current vacant and is being used for short terms lets, making the property ideal for both investment and residential purposes. The apartment comprises of two double bedrooms, combined kitchen and living area with juliet balcony and bathroom with shower over bath.

Lease details are as follows,

Lease: 250 years from 2004  
Service charge: £698.40 per six months  
Peppercorn Ground Rent

If you would like to arrange a viewing or have any questions, please contact Hunters via email or on 0151 707 7777.



KITCHEN/ LIVING ROOM 17'7" x 14'8" (5.38 x 4.48)

BATHROOM 6'2" x 5'6" (1.88 x 1.70)

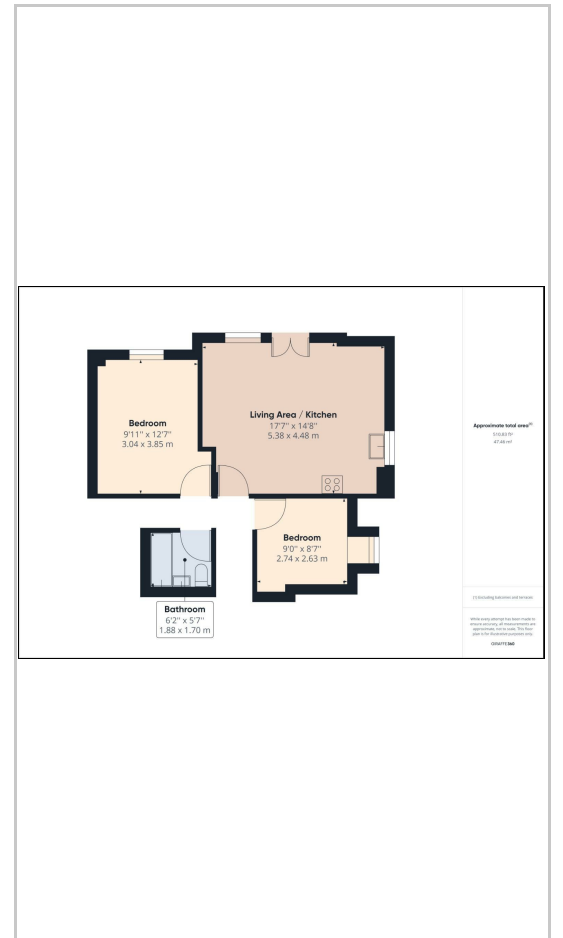
MASTER BEDROOM 9'11" x 12'7" (3.04 x 3.85 )

BEDROOM 8'11" x 8'7" (2.74 x 2.63)

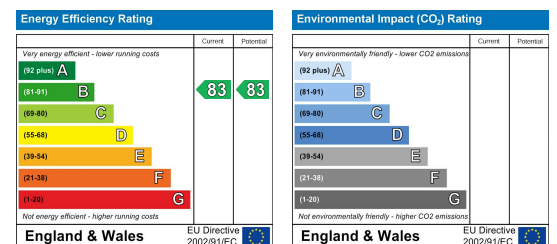
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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