

# HUNTERS®

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## St James Street

Liverpool, L1 0AB

Asking Price £40,000



FOR SALE VIA MODERN METHOD VIA HOWSOLD

FLAT 26 - WE ALSO HAVE FLAT 25 FOR SALE WITH THE SAME VENDOR

Situated on St James Street in the lively Baltic Triangle of Liverpool, this contemporary studio apartment, affectionately named Libertas, offers a unique and appealing living experience. Built in 2018.

Currently tenanted, Libertas generates a monthly rental income of £690, presenting an excellent opportunity for investors looking to enter the property market or expand their existing portfolio. The studio's modern design and thoughtful layout ensure that every inch of space is utilised to its fullest potential, creating a comfortable and stylish environment for its residents.

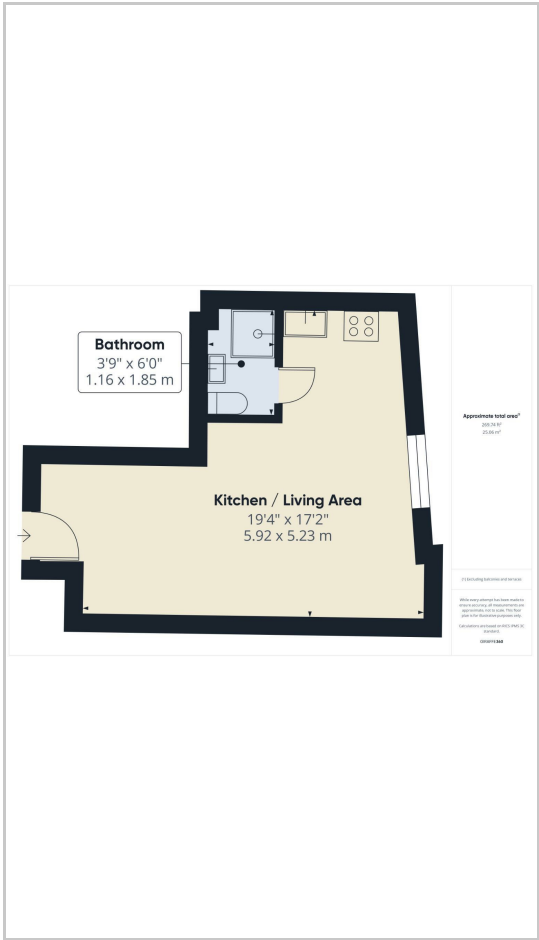
The Baltic Triangle is known for its creative atmosphere, with an array of trendy bars, restaurants, and cultural venues just a stone's throw away. This prime location not only enhances the living experience but also



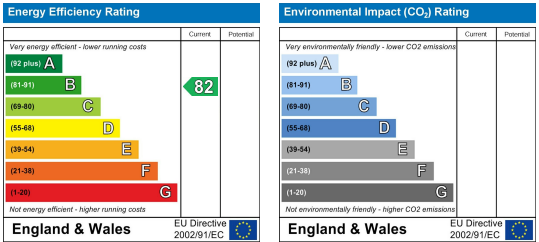
Area Map



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.