



# J&D ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



**3 St. James Street, Liverpool, L1 0AB**

**Offers over £30,000**

Nestled in the vibrant heart of Liverpool, this charming apartment on St. James Street offers a delightful blend of comfort and convenience. With one well-appointed reception room, this space is perfect for both relaxation and entertaining. The apartment features a modern bathroom, ensuring that your daily routines are both practical and pleasant.

Currently rented at £715 per calendar month, this property presents an excellent opportunity for investors seeking a reliable income stream in a bustling urban area. The location is ideal, with easy access to local amenities, transport links, and the rich cultural offerings that Liverpool is renowned for.

Whether you are looking to invest or seeking a new home, this apartment is a wonderful choice. Its combination of a prime location and functional living space makes it a desirable option for anyone looking to enjoy the lively atmosphere of Liverpool. Don't miss the chance to make this property your own or to add it to your investment portfolio.

LIMITED LENDING-STEEL FRAME

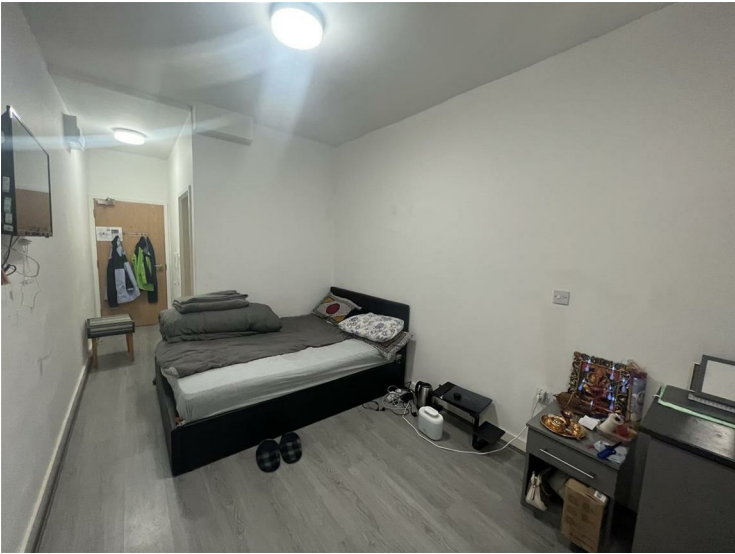
External



Communal Areas

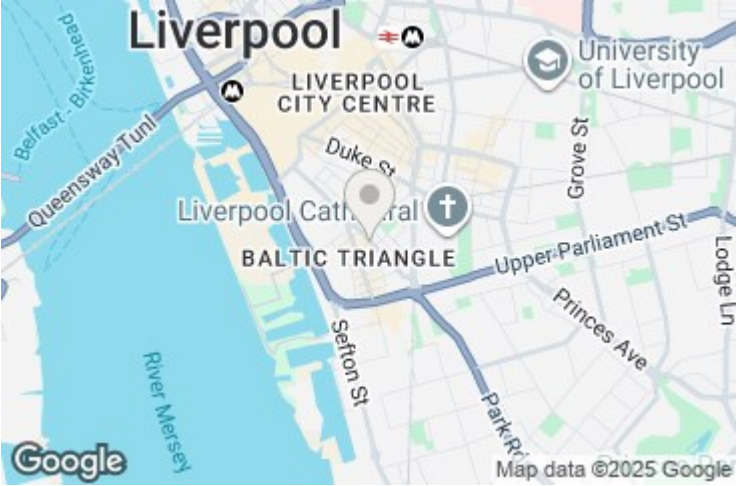


Bedroom

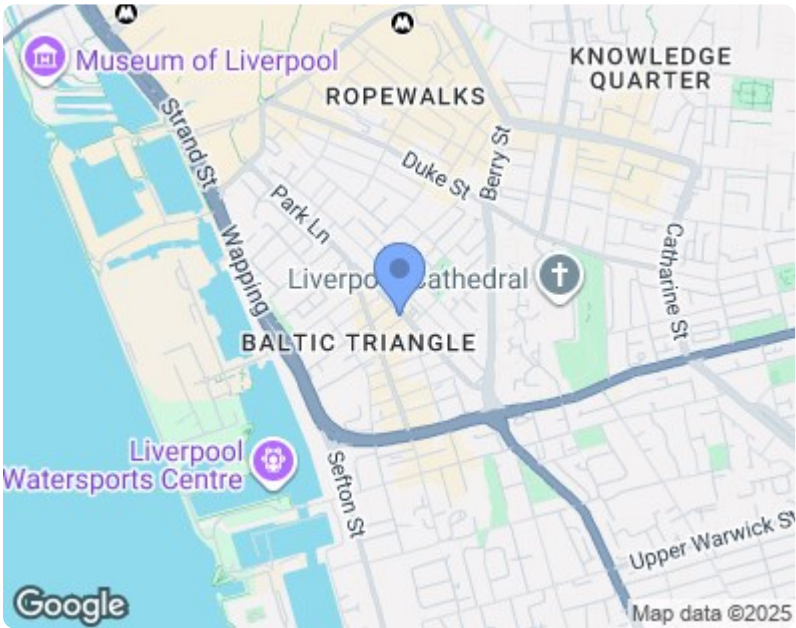


Bathroom

Kitchen







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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	