



# J&D ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



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

**Offers over £30,000**

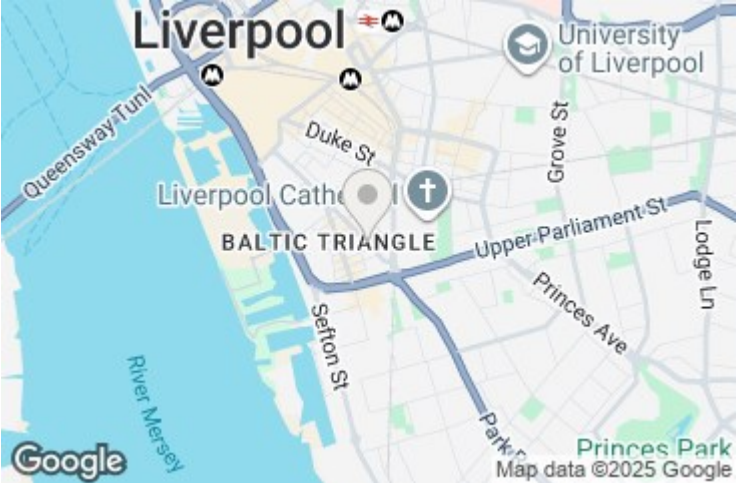
Nestled in the vibrant heart of Liverpool, this purpose-built apartment on St. James Street offers a unique opportunity for both investors and those seeking a comfortable urban lifestyle. The property features a well-appointed reception room, perfect for relaxation or entertaining guests, and a modern bathroom designed for convenience and style.

With an annual income of £8,580, this apartment presents an attractive investment opportunity, making it an ideal choice for those looking to enter the rental market or expand their property portfolio. The location is superb, providing easy access to the city's rich cultural offerings, including shops, restaurants, and entertainment venues, all within a short distance.

This apartment is not just a place to live; it is a gateway to the dynamic lifestyle that Liverpool has to offer. Whether you are a first-time buyer, a seasoned investor, or someone looking to downsize, this property is sure to meet your needs. Don't miss the chance to make this charming apartment your own in one of the UK's most exciting cities.

LIMITED LENDING-STEEL FRAME

External



Communal Areas



Bedroom

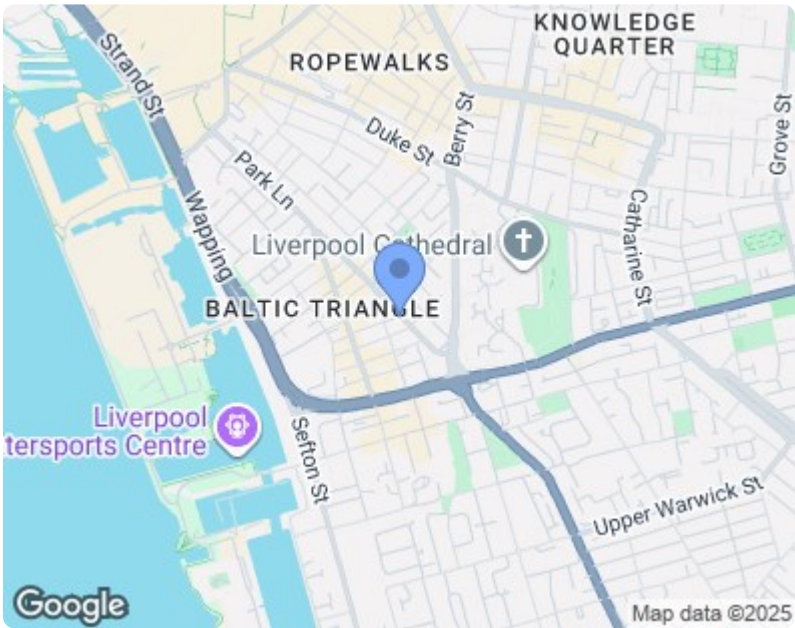


Kitchen



Bathroom





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		