



24 4 Leigh Street, Liverpool, L1 1NT  
Asking Price £65,000 Leasehold

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## About the Property

ATTENTION INVESTORS - Gross Yields in Excess of 12%!!!

City Residential are pleased to offer this excellent opportunity to acquire a well presented studio apartment on Leigh Street, ideally located in the heart of the L1 postcode in the city centre. Offering generous living space for a studio, the property is a great size and comes ready to be let immediately, making it a hassle free addition to any investment portfolio.

Previously achieving £725pcm, the apartment delivers strong rental prospects and attractive gross yields upwards of 12%.

Positioned within walking distance of everything the city has to offer, including bars, restaurants, shops and excellent transport links, the location is perfectly suited to tenants seeking vibrant city living.

An ideal purchase for both seasoned landlords and first-time investors – early viewing is highly recommended.

- GROSS YIELDS UPWARDS OF 12%!!
- Fantastic investment opportunity
- Rental potential of £725pcm
- Prime L1 location
- Walking distance to an array of bars, restaurants and shops
- Close proximity to various transport links



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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