



APARTMENT 608, 7 THE STRAND LIVERPOOL, L2 0PP

**£90,000
LEASEHOLD**

RIVER FACING - 6th FLOOR - SPACIOUS ONE BEDROOM - SELLER WILL COVER £1000 TOWARDS YOUR LEGAL FEES - The Strand with views of the famous Three Graces on Liverpool Waterfront **VIEWINGS 7-DAYS PER WEEK**

This spacious one bedroom apartment has a lot to offer. Located within the Grade II listed Wellington Building on the Strand along Liverpool's World Famous Waterfront. The apartment is on the 6th floor with a sunny aspect, south facing and makes a great home, home from home or buy to let proposition with a generous 11.93% gross return easily accessible from existing managing agent. Viewings are available 7-days per week contact early to avoid missing out on this opportunity. Tenure (Leasehold). Ground Rent (£350 per annum). Rent Expectation (£900 per month). Council Tax (Band 'B'). EPC Rating C(70) - Good.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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