

**Apartment 508, Tithebarn Street, Liverpool, L2 2AA**  
**Offers Over £85,000**  
**Council Tax Band: B**



### Buy-to-Let Opportunity – Cash Buyers Only

A well-presented 1-bedroom flat offering a ready-made investment with a long-term tenant in situ.

Situated close to local amenities and transport links, this property provides stable income from day one.

The accommodation includes a spacious bedroom, lounge, fitted kitchen and bathroom. The current tenant has lived in the property for several years and wishes to remain.

#### Investment Information

- Current Rent: £850 pcm (£10,200 pa)
- Market Rent Potential: £975 pcm (£11,700 pa)
- Yield at £100,000 Purchase Price:
  - 10.2% at current rent
  - 11.7% at market rent
- Tenant: Long-term, reliable
- Buyer Type: Cash buyers only

A strong, low-maintenance investment with scope to enhance returns. Ideal for serious investors looking to expand their portfolio.



Open House Wembley



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>	75	75
(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	