



APARTMENT 608, 7 THE STRAND LIVERPOOL, L2 0PP

£87,500
LEASEHOLD

****OPEN HOUSE THURSDAY 12th MARCH**** between 12:30 and 13:30pm. RIVER VIEWS FROM THIS 6th FLOOR SPACIOUS ONE BEDROOM wont get boring!

EWS1 AVAILABLE, NO CHAIN and can be sold with VACANT POSSESSION for your to move in or with a tenant in situ and an immediate rental income. The Strand offers views of the famous Three Graces on Liverpool Waterfront. Offering a bright sunny aspect, south facing and good sized rooms throughout too. Viewings are available 7-days per week. Tenure is "Leasehold". Ground Rent is £350 per annum. Rent Expectation is £900 per month. Council Tax is Band 'B'. EPC Rating C(70) - Good. Anyone wishing to apply must be able to show proof of funds, photo ID, proof of address and proof of a mortgage in principle or be prepared to allow us to refer you a broker to obtain a mortgage in principle.

XO
REALTY
property done better



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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