



10 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%!!!

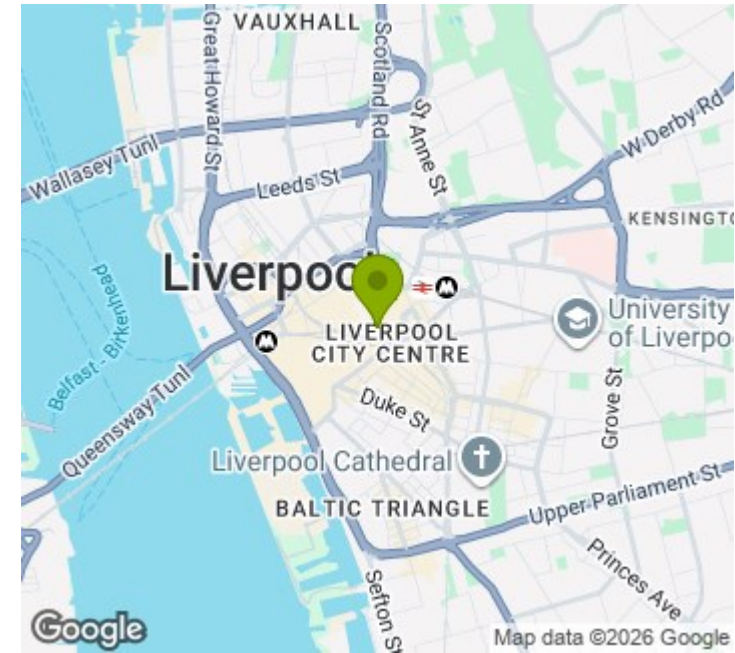
City Residential are delighted to present this fantastic opportunity to purchase a well maintained studio apartment on Leigh Street, situated in the highly sought after L1 postcode in the heart of the city centre. Boasting a spacious layout for a studio, the property offers generous living accommodation and is ready to let immediately, making it a seamless addition to any investment portfolio.

Previously generating £700 per calendar month, the apartment offers strong rental potential with appealing gross yields potentially exceeding 12%.

Ideally located within walking distance of the city's wide range of amenities including bars, restaurants, shops, and excellent transport links, the property is perfectly positioned to attract tenants looking for a vibrant urban lifestyle.

This is an excellent opportunity for both experienced landlords and first time investors alike, and early viewing is strongly advised.

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



## 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>		
(55-68) <b>D</b>	<b>66</b>	<b>66</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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