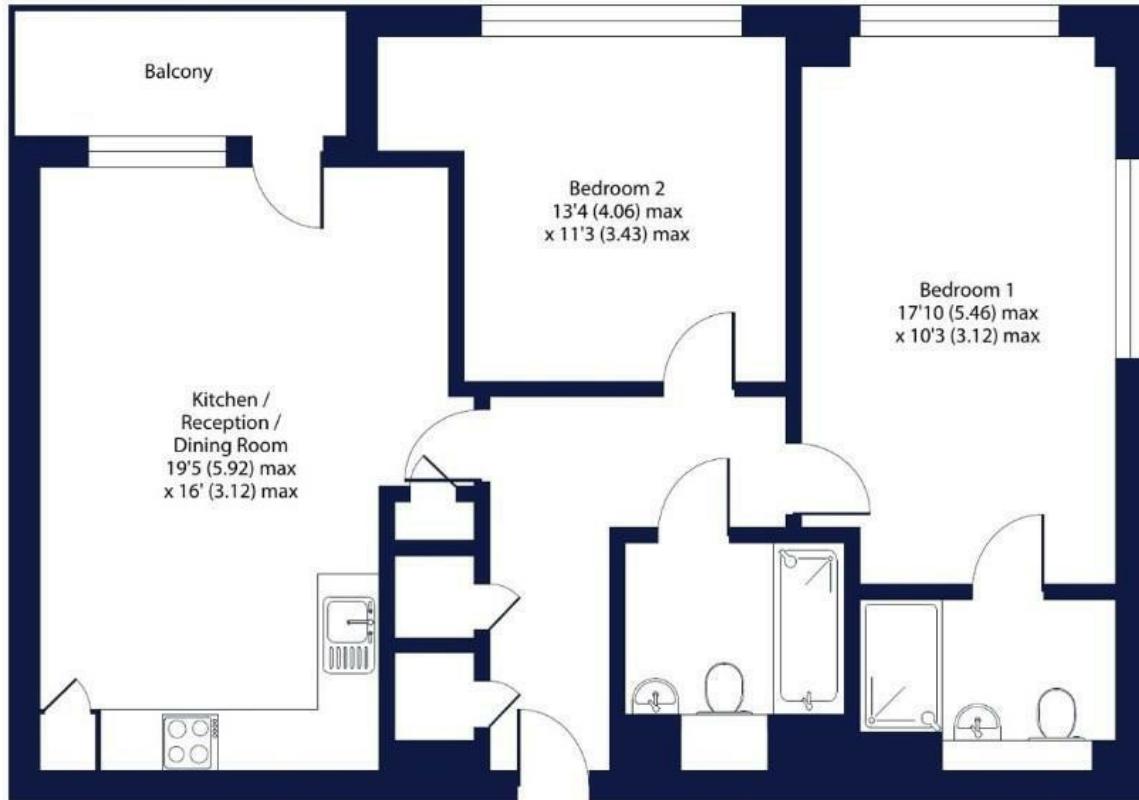


12 Madison Square, Liverpool, L1 5BF

£170,000

- Tenant in Situ – Currently let at £1,100pcm, generating a 7.7% gross yield
- Balcony – Adds valuable outdoor space and appeal
- Prime Central Liverpool Location – Popular with professionals and students
- Sought-After Madison Square Development – Secure and well-maintained
- Contemporary Open-Plan Kitchen/Living Area – Great layout for tenants
- Excellent Transport Links – Walking distance to Liverpool Lime Street & city hotspots



Directions

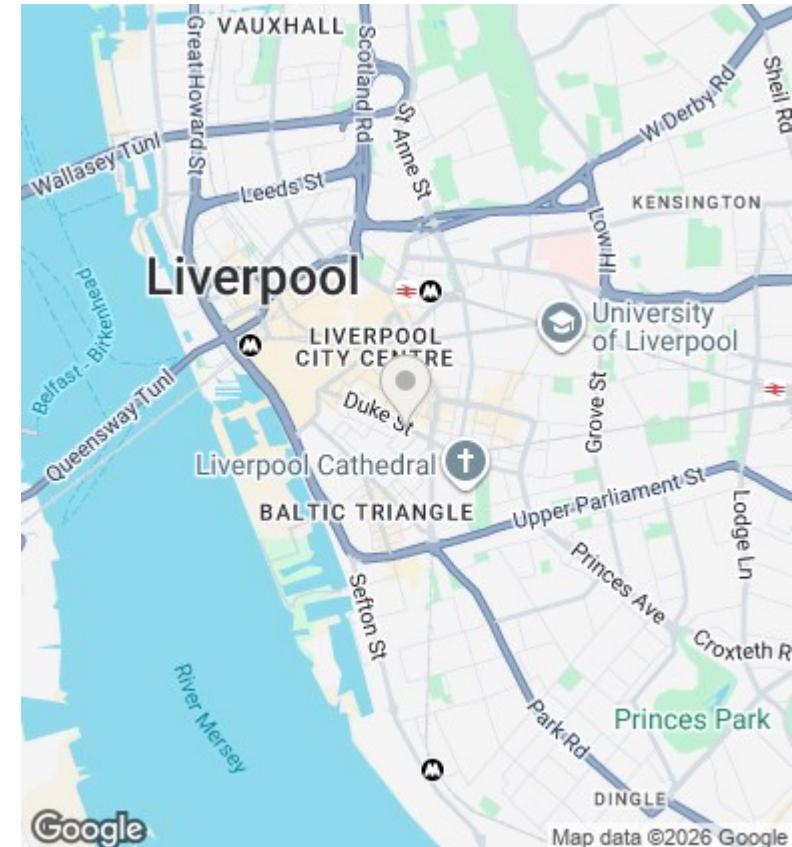
Viewings

Viewings by arrangement only. Call 0113 3224 345 to make an appointment.

Council Tax Band

EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(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