8 Regency Court

Derby Lane | Liverpool | L13 6AB

Asking Price £76,000

The GOOD ESTATE AGENCY

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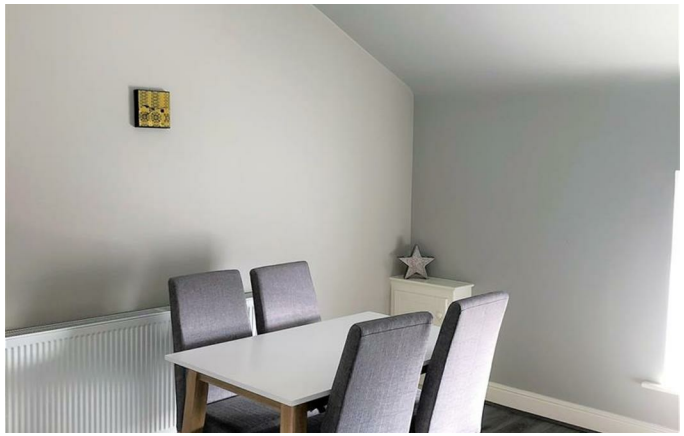
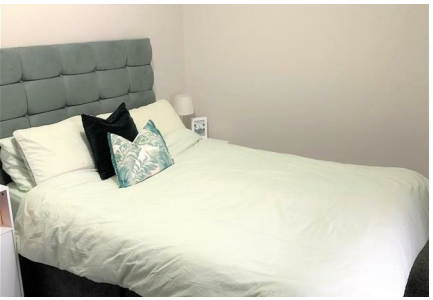
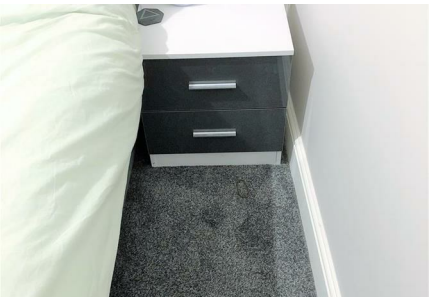
Liverpool | L13 6AB
Asking Price £76,000

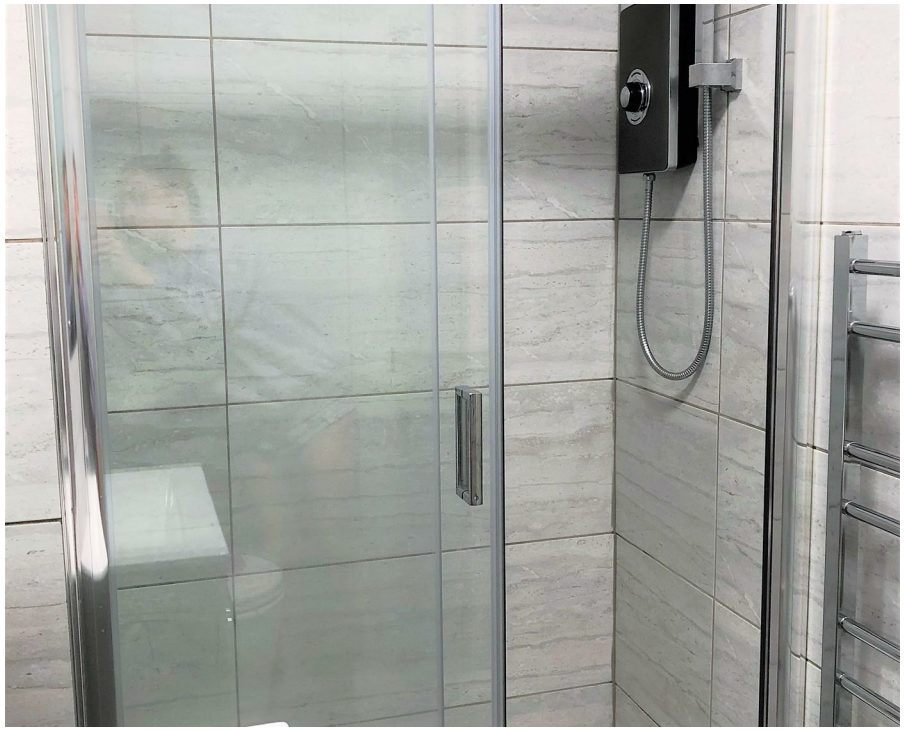
1 BED APARTMENT WITH PARKING. An excellent, modern one bedroom apartment in the recently refurbished Regency Court development, a conversion of terrace houses into 16 luxury self contained apartments. Located on Derby Lane, Old Swan, in close proximity to Liverpool City Centre and the M62 motorway. Nearby Prescot Road offers many amenities, including a Tesco superstore, shops and pubs. Currently let for £700pcm on a periodic (rolling) basis, achieving an excellent rental yield of 11.1%. A motivated seller, no onward chain, would suit a buy to let investor.



- ONE BEDROOM APARTMENT
- FITTED KITCHEN
- FURNITURE INCLUDED
- ALLOCATED PARKING
- CLOSE TO TESCO SUPERSTORE
- OPEN PLAN LIVING & DINING ROOM
- TILED BATHROOM WITH SHOWER CUBICLE
- MODERN APARTMENT
- OLD SWAN LOCATION
- CONVENIENT FOR LIVERPOOL CITY CENTRE & M62 MOTORWAY







1 BED APARTMENT WITH PARKING.

An excellent, modern one bedroom apartment in the recently refurbished Regency Court development, a conversion of terrace houses into 16 luxury self contained apartments.

This 2nd floor property comprises of an entrance hall with a hall cupboard, a double bedroom, a tiled bathroom with shower cubicle, and an open plan living & dining room filtering through to an attractive fitted kitchen with fridge freezer & washer dryer.

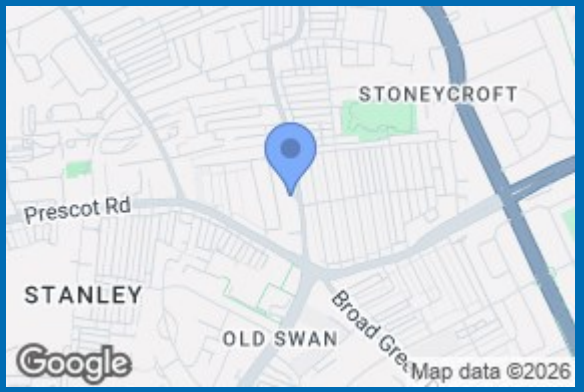
Additional benefits include one allocated parking space and intercom entry system.

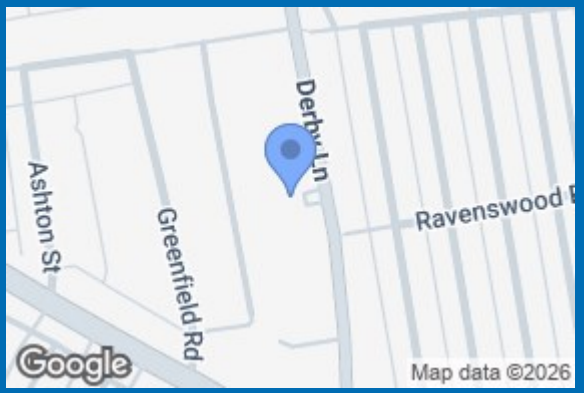
Located on Derby Lane, Old Swan, in close proximity to Liverpool City Centre and the M62 motorway. Nearby Prescot Road offers many amenities, including a Tesco superstore, shops and pubs.

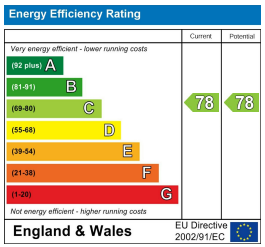
Tenanted currently on a periodic (monthly) basis at £700pcm, providing a rental yield of 9.9%.

EPC: C. Certificate valid until 19 March 2029.
Annual service charge: £720.64. (Billed half yearly at £360.32)
Service charge reviewal period: Every January.
Annual ground rent: £200
Ground rent reviewal period: The Fifth anniversary of the start date, and the first day of each successive period of five years. (By multiplying the Base Rent of the All Items index value of the RPI for the month before the month in which the relevant Review Date falls, then dividing the product by the All Items index value of the RPI for the Base RPI Month).
Annual building insurance: £289.81.
Leasehold remaining: 120 Years
Local Authority: Liverpool City Council
Council Tax Band: A.

Disclaimer
These particulars are believed to be accurate, but they are not guaranteed and do not form a contract. Neither The Good Estate Agency nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.







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