



9 Jesse Hartley Way | Liverpool | L3 0AB

**Asking Price £120,000**



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ONE BEDROOM APARTMENT. Welcome to this charming one-bedroom apartment located in the desirable Quay Central area of Liverpool Waters. Spanning an impressive 450 square feet, this third-floor residence offers a perfect blend of comfort and modern living.

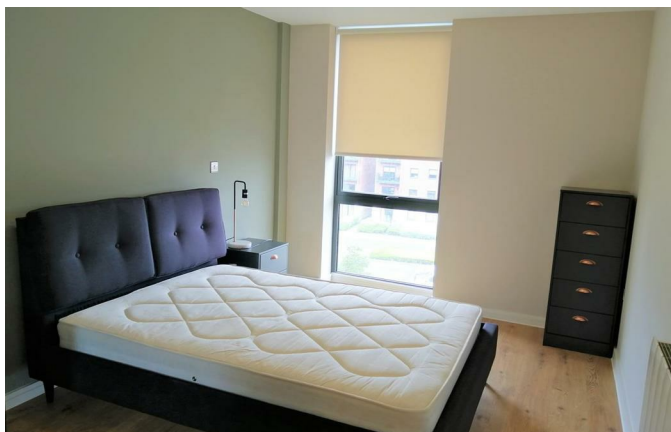
As you enter, you are greeted by a well-proportioned reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The apartment features a spacious bedroom, ensuring a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is its excellent rental potential. Currently let for £860 per calendar month, it achieves an impressive rental yield of 8.6%, making it an attractive option for investors. The presence of an EWS1 certificate adds an extra layer of assurance regarding the building's safety and compliance.

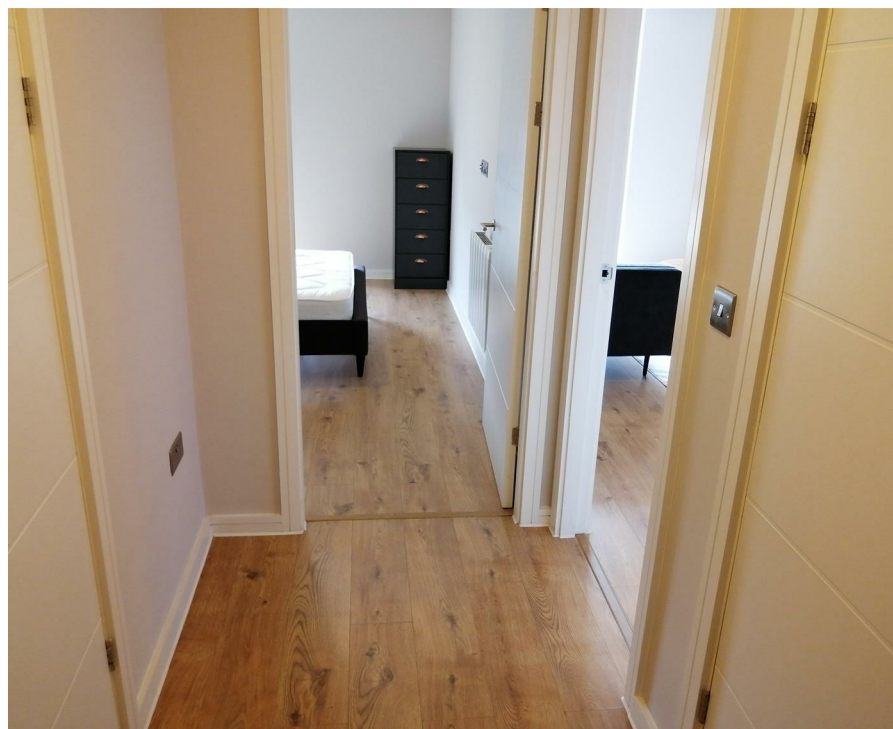
Situated in close proximity to Liverpool city centre, residents will enjoy easy access to a vibrant array of shops, restaurants, and cultural attractions. Additionally, the new Hill Dickinson Everton Stadium is just a stone's throw away, enhancing the appeal of this location for sports enthusiasts and visitors alike.

This apartment is not just a home; it is an opportunity to embrace the dynamic lifestyle that Liverpool has to offer. Whether you are looking to invest or seeking a comfortable living space, this property is sure to impress. Do not miss the chance to make it your own.

- ONE DOUBLE BEDROOM
- OPEN PLAN LIVING & DINING ROOM
- BUILT IN WARDROBE
- STYLISH BATHROOM
- RECENTLY BUILT DEVELOPMENT
- 3RD FLOOR
- FITTED KITCHEN
- SOUTH FACING
- CURRENTLY LET FOR £860PCM UNTIL 28/2/26, ACHIEVING A RENTAL YIELD OF 8.6%
- LIVERPOOL WATERS LOCATION

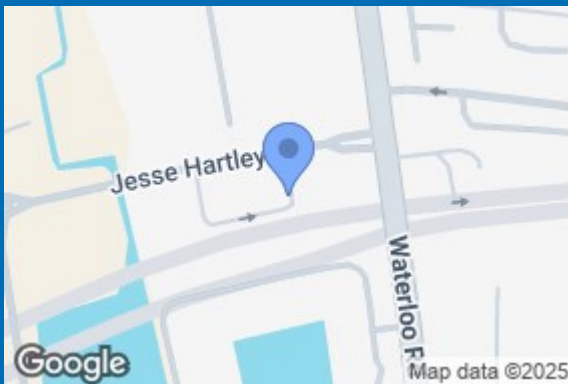






1 BED, FURNISHED. Quay Central is a high-specification new-build development located in a core part of Liverpool Water's future cultural and leisure hub - Central Docks. Quay Central offers 108 one and two bedroom apartments, ranging from 450 square feet to 688 square feet. The property comprises entrance hall with storage cupboard, open plan living & dining room through to fitted kitchen, double bedroom and shower room. Externally, Quay Central has been designed to reflect Liverpool's industrial heritage with a warehouse aesthetic to fit in with the area. Integrally, each apartment benefits from premium quality interiors, with high-specification bathrooms and fully equipped kitchens.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(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		
England & Wales	EU Directive 2002/91/EC	

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