



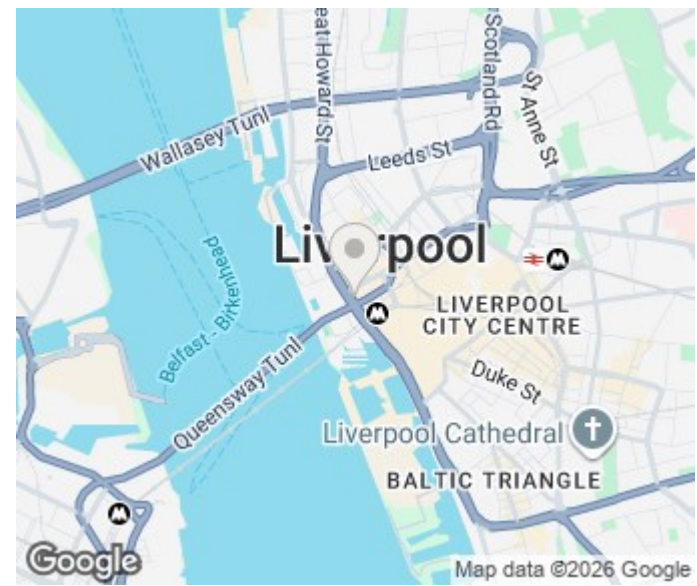
APARTMENT 608, 7 THE STRAND LIVERPOOL, L2 0PP


£87,500
LEASEHOLD

RIVER VIEWS FROM THIS 6th FLOOR SPACIOUS ONE BEDROOM apartment wont get boring! Available with no chain and EWS1 is available. Great 12% Gross Return for B2L

This amazing apartment can be sold with VACANT POSSESSION or tenanted immediate 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

Head Office
 Edward Pavilion Royal Albert Dock
 Liverpool
 L3 4AF

01513140554
 info@xorealty.co.uk
 www.xorealty.co.uk

