



12 11 Sir Thomas Street, Liverpool, L1 6BW

Asking Price £145,000 Leasehold

www.cityresidential.co.uk







About the Property

City Residential are delighted to bring to market an exceptional opportunity to purchase this stunning two bedroom, two bathroom duplex mezzanine apartment, full of character and finished to a modern standard throughout.

The property boasts a spacious open-plan living and kitchen area with breakfast bar, a double bedroom and family bathroom to the ground floor. The mezzanine level offers a further double bedroom with a shower room, alongside additional space with potential to accommodate another double bed if required.

Full of charm and individuality, the apartment features exposed beams, Velux windows and an abundance of natural light, creating a bright and airy living space with a truly unique feel.

Ideal for both owner occupiers and investors, the property has recently been let at £1,200 PCM, generating £14,400 annually and offering the potential for a gross rental yield of just under 10% subject to purchase price and rent achieved.

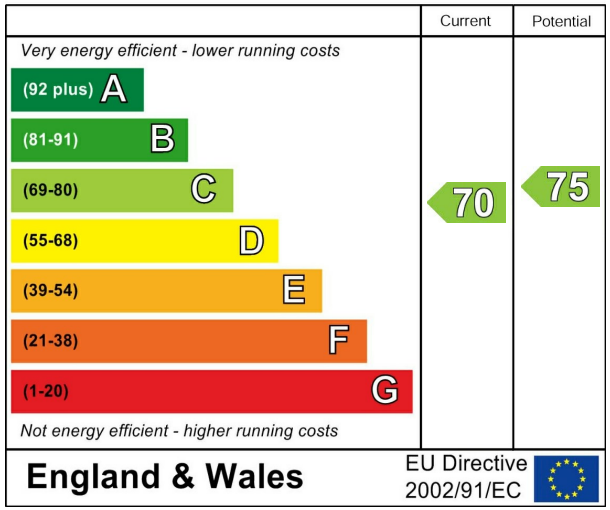
Situated in the vibrant L1 postcode, the apartment is ideally located for Liverpool's fantastic selection of shops, bars, restaurants, leisure facilities and excellent transport links.

A truly unique property and a rare find in the city centre. Call today to arrange your viewing!

- Stunning two bedroom, two bathroom duplex mezzanine apartment
- Full of character & charm
- Rental potential of £1,200pcm
- Unique mezzanine layout
- Fantastic investment opportunity
- Prime L1 city centre location



Energy Efficiency Rating







City Residential
81/87 Victoria Street, The Old Haymarket, Liverpool L1 6DG
T: 0151 231 6100 F: 0151 231 6105
E: sales@cityresidential.co.uk

arla propertymark PROTECTED
The Property Ombudsman
naea propertymark PROTECTED
www.cityresidential.co.uk