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Apt 312, 15 Hatton Garden, Liverpool L3 2HB

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

### Description

A one bedroomed third floor apartment with character and unique original features, windows, electric heating and secure intercom entry system. The property is currently let by way of an Assured Shorthold Tenancy producing £10,200 per annum however we've been advised that the tenant has been served with notice. The property is ideal for both investors and residential buyers suitable for occupation or investment purposes with a potential income of £1,000 per calendar month. Alternatively it could be utilised as a Airbnb investment. There is a lift service to all floors.

### Situated

Just off bustling Dale Street in Liverpool city centre, offering the best of city living right on your doorstep. within short walking distance to Liverpool ONE, Albert Dock and many other city centre amenities and attractions. Hatton Garden itself is a thriving area, with a range of independent shops and cafes while being just a few streets away from some of the best restaurants and meeting places in the city.

### Ground Floor

Main Entrance Hallway, Lift Access

### EPC Rating

C

### Council Tax Band

C

### Third Floor

**Flat** Hallway, Open Lounge/  
Kitchen, Bedroom, Bathroom/  
WC



### Note

Sutton Kersh have not inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.

### Tenure

Leasehold