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## Studio 5 F-a, X1 The Edge, 2 Seymour Street, Liverpool L3 5PE

GUIDE PRICE **£5,000+\***

RESIDENTIAL INVESTMENT

### Description

A second floor studio pod within a city centre development currently let by way of an Assured Shorthold Tenancy at a rental of £6,500 per annum. The property benefits from secure intercom system, lift access, double glazing and electric heating.

### Situated

Fronting Seymour Street, which is off London Road in a popular and well established residential location close to local amenities and transport links.

### Ground Floor

Main entrance hallway

### Council Tax Band

B

### Second Floor

**Pod** Bedroom, Bathroom/WC  
Shared Kitchen and living room.

### Note

Please note Sutton Kersh have not internally inspected the property.

**Service Charge** £669 per quarter

**Ground rent** £500 per annum  
(payable on 1st September each year)

### EPC Rating

TBC

