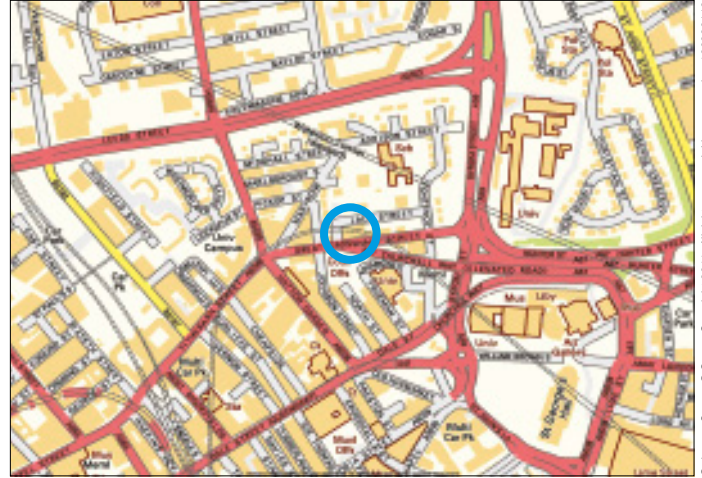


LOT  
**76**

# Apartment 41, Focus Building, 17 Standish Street, Liverpool L3 2BD

\*GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

## TWO BEDROOM THIRD FLOOR APARTMENT PRODUCING £8,340 PER ANNUM

**Description** A two bedroom third floor apartment within the popular Focus building currently let out on an Assured Shorthold Tenancy producing £8,340 per annum. The property is in good order throughout and benefits from double glazing, wood veneer flooring, electric panel heating, video entry systems, lift access, underground parking and concierge. Parking space is also rented out separately at £100 pcm.

**Situated** Off Great Cross Hall Street less than 5 minutes walk from the city center attractions and close to all local amenities including stations, shops, bars and restaurants and Liverpool John Moores University.

**Ground Floor**  
Entrance Hallway

**Third Floor**  
Entrance Hall, lounge with large

picture windows, balcony, open plan kitchen area with modern fitted base and wall units, built in oven and hob extractor hood, ceramic tiled floor, ceiling spotlights, double bedroom with fitted wardrobe, ensuite/jack and jill bathroom/WC, second double bedroom, bathroom/WC

**Outside**  
Underground parking space