



Not to scale. For identification purposes only

- **Residential investment producing £6,552.00 per annum.**

**Description** A fully furnished second floor studio apartment currently let by way of an Assured Shorthold Tenancy producing £6,552 per annum until July 2018. The property benefits from double glazing, central heating, lift access, communal living space, games room, mini gym, laundry room and a bike store. There is a potential net yield of 7%.

**Situated** Accessed via Jamaica Street in the increasingly popular Baltic Triangle within walking

distance to the Baltic Market, Camp and Furnace, Liverpool One and city centre amenities.

**Basement** Communal Lounge Area, Games Room, Mini Gym, Laundry Room, Bike Store.

**Ground Floor** Communal Entrance.

**Second Floor** Living Space/ Kitchen/Bedroom/Study Area, Shower Room/WC.

**Note** The property is Leasehold for a term of 250 years commencing from 2nd May 2012 and interested parties should make their own enquiries on the ground rent. The service charge is £492.60 per quarter, subject to verification.