



## 1 bed studio flat to buy in L1

19-23 Stanley Street, Town Centre,  
Liverpool, Merseyside, L1 6AA

**£10,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Contemporary Fitted Kitchen
- ✓ Currently Tenanted with Over a 89% yield Before Service Charges
- ✓ Great Studio Apartment
- ✓ Close To Great Local Amenities

## Key Information



Heating supply: Electric

## Description

**\*\*INVESTMENT OPPORTUNITY\*\***

Pattinson Auction are delighted to offer for sale this one bedroom studio apartment on Stanley Street in Liverpool City Centre.

Situated in The City Centre meaning all local amenities are within walking distance.

This would be the perfect investment for a first time landlord looking for a simple buy-to-let property, with a current sitting tenant paying over 89% yield.

Leasehold- 241 years

Service Charge- £6,157.96

Ground rent- £295

EPC GRADE = C

Tenure: Leasehold

Length of Lease: 241

Annual Ground Rent Amount: £295.00

Annual Service Charge Amount: £6,157.00

Price: Starting Bid £10,000

Property Type: Studio flat

Parking: On Street

Heating: Electric

## **HALLWAY**

HALLWAY Having wood effect flooring, storage cupboard , intercom system, fuse board and electric radiator.

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## **KITCHEN AREA**

KITCHEN AREA The kitchen area has a selection of matching wall and base units with worktop over, electric hob inset to worktop with microwave oven housed in unit underneath, extractor hood, stainless steel sink and drainer inset to worktop, power points, part tiled walls and space for under counter fridge/freezer.

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## **BEDROOM AREA**

BEDROOM AREA To the bedroom area you have a wall mounted TV, above the built in desk with shelving above for any storage, space for a double bed with built in bedside tables and access to en suite.

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## **BATHROOM**

BATHROOM Having a low flush WC, sink with tiled splash back and walk in shower with shower over.



Approximate total area<sup>(1)</sup>  
23.49 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

19-23 Stanley Street, Town Centre, Liverpool, Merseyside, L1 6AA

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
**<https://www.simply-residential.co.uk/>**

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