



## Apartment 16 Circle 109 Henry Street, Liverpool, L1 5BU

### £159,950

Welcome to an enticing investment opportunity nestled in the heart of L1. This two-bedroom apartment boasts a history of robust rental income, making it an ideal addition to any investor's portfolio.

The apartment itself comprises of hallway leading to two bedrooms, en-suite shower room, bathroom and open plan kitchen and living space benefitting from floor to ceiling windows and a private balcony which enhances the sense of openness, creating a bright and airy ambiance throughout.

Details to be verified  
 Lease length 999 year lease from 2006  
 Service charge costs £1,749.84 per annum  
 Ground rent £100 per annum  
 EWS1 form in place  
 Council Tax band C  
 Tenanted achieving £925pcm  
 Allocated parking for one car.

- Balcony
- Rental history since 2011
- L1 Location
- Underground allocated parking
- Two double bedrooms
- Double glazed windows
- EWS1 Certificate in place
- En-suite shower room
- 999 year lease

### **Communal Entrance**

Security door entry code, lift and stairs to upper floors

### **Apartment hallway**

laminated floor, two storage cupboards, electric radiator, video entry system handset.

### **Living/ Dining room**

Double glazed floor to ceiling windows and door to balcony, two electric radiators, laminated flooring

### **Fitted Kitchen**

Fitted Kitchen comprising of wall, drawer and base units, worktop, stainless steel sink with mixer tap, integrated oven, hob, extractor, washer/dryer, dishwasher, free standing fridge/freezer, tiled floor.

### **Bedroom one**

Carpeted floor, double glazed windows, electric radiator, door to en - suite shower room.

### **En - suite shower room**

Step in shower, part tiled walls and floors, wash hand basin, WC.

### **Bedroom Two**

Carpeted floor, double glazed windows, electric radiator.

### **Bathroom**

White bathroom suite, wash hand basin, low level, WC, tiled walls and floor.

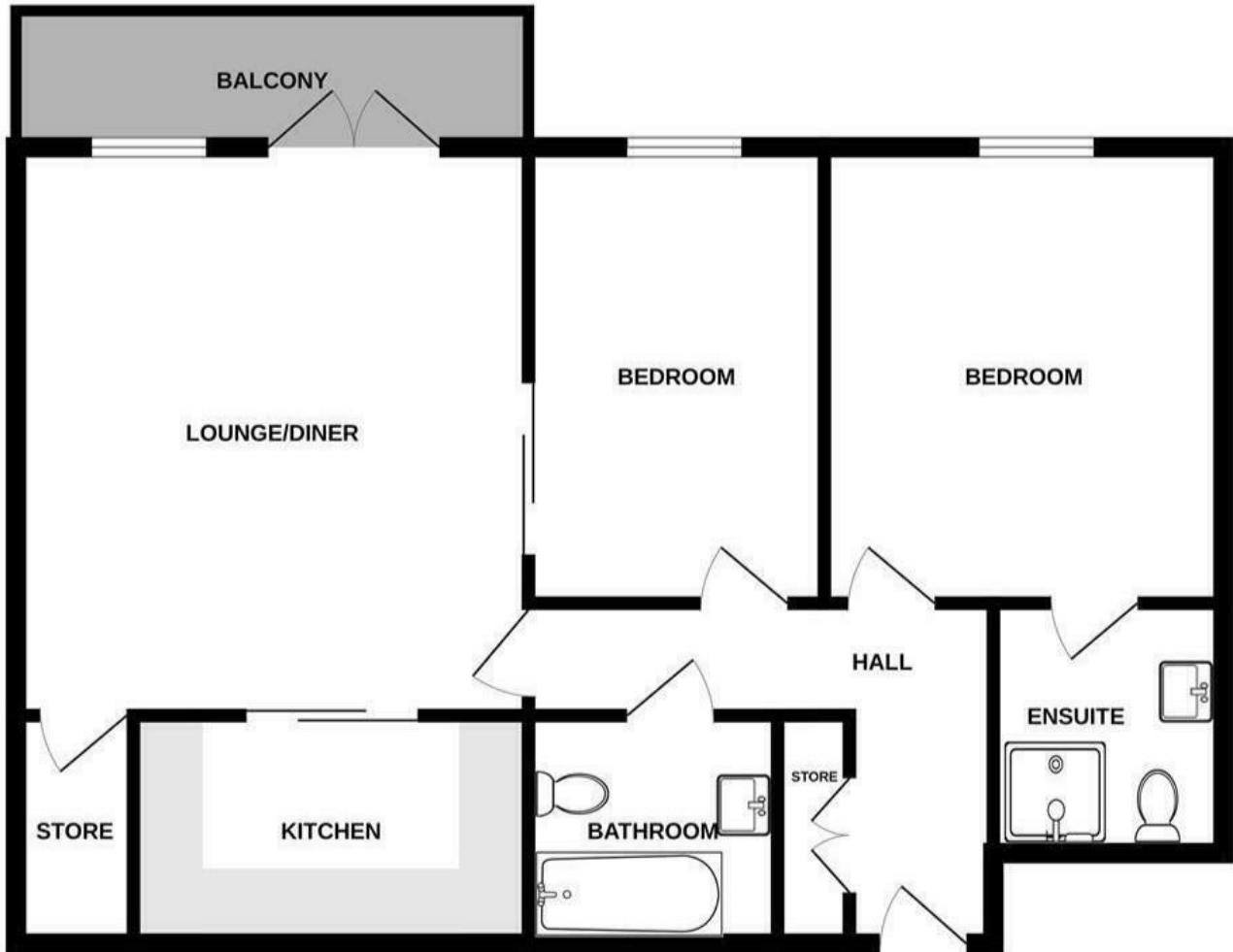
### **Balcony**

Glass panelled balcony

### **Parking**

Allocated secure underground parking





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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