

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Wolstenholme Square**

, Liverpool, L1 4JL

Auction Guide £40,000

 1  1  0  B

Council Tax: A

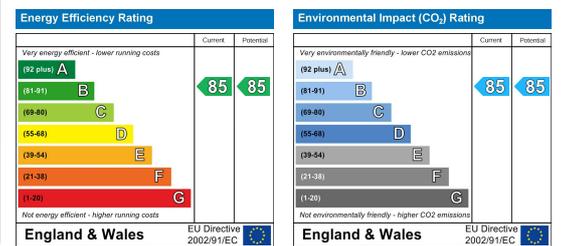
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Liverpool Lettings Office on 0151 707 7777 if you wish to arrange a viewing appointment for this property or require further information.

- INVESTMENT PURPOSES
- TENANT PAYING £750 PCM
- AUCTION FEES APPLY
- ELECTRICITY AND INTERNET INCLUDED IN SERVICE CHARGE
- LEASEHOLD
- AUCTION T&Cs APPLY
- CITY CENTRE
- GROSS YIELD OF 16.4%
- EPC RATING B
- COUNCIL TAX BAND A



SOLD VIA MODERN METHOD AUCTION - IAMSOLD PROPERTY AUCTIONS

The Auction has now started and is due to end on 27-03-2024 at 12:00

Hunters are delighted to bring to the market this studio apartment in Liverpool's City Centre. The property is an ideal purchase for investors. Currently tenanted on a 12 month tenancy agreement expiring on 13th August 2024. The tenant is paying £750 per calendar month, generating a gross yield of 16.4%.

If you would like to arrange a viewing or have any questions please contact Hunters via email or on 0151 707 7777.

- Ground Rent - 350pa
- Service Charge £550 per quarter
- Lease 125 years

This property is for sale by Modern Method Auction. 56 Days for completion. Auction Fees Apply

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

## MATERIAL INFORMATION

**Tenure: Leasehold**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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