

# HUNTERS®

HERE TO GET *you* THERE



## St James Street

Liverpool, L1 0AB

Auction Guide £40,000



FOR SALE VIA MODERN METHOD VIA HOWSOLD

Nestled in the vibrant Baltic Triangle of Liverpool, this contemporary studio apartment, known as Libertas, offers an exceptional living experience. Built in 2018.

Currently tenanted, this studio apartment generates a monthly rental income of £690, making it an attractive investment for those looking to enter the property market or expand their portfolio. The modern design and thoughtful layout ensure that every inch of space is utilised effectively, providing a comfortable and stylish living environment.

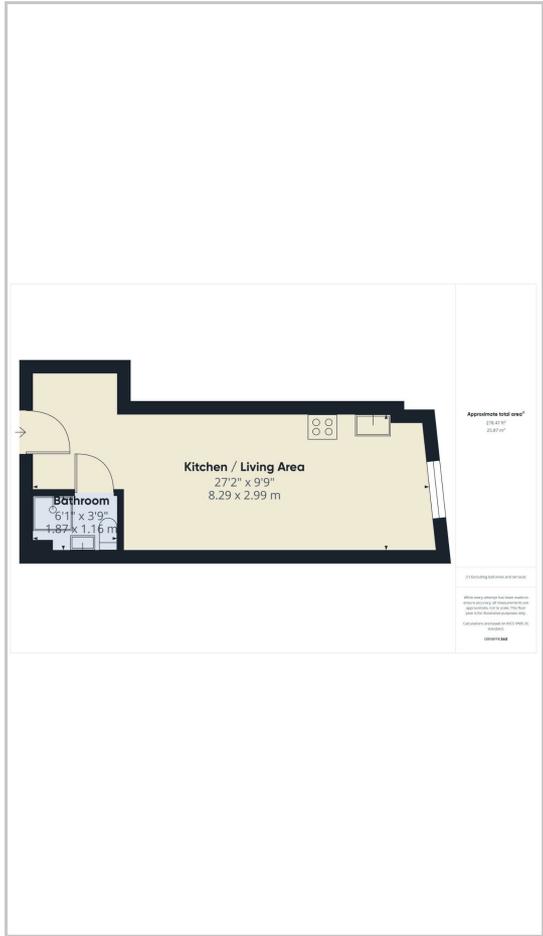
With its prime location, contemporary features, and strong rental potential, Libertas presents a remarkable opportunity for both homebuyers and investors alike. Don't miss the chance to own a piece of this thriving area in Liverpool.



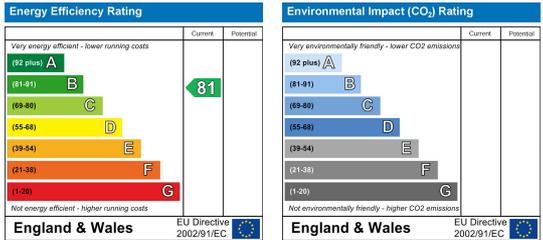
### Area Map



### Floor Plans



### Energy Efficiency Graph



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.