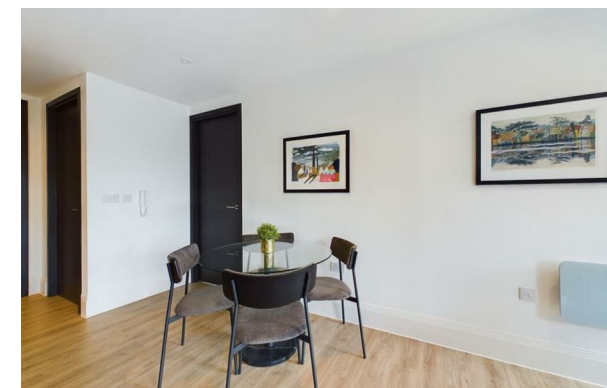




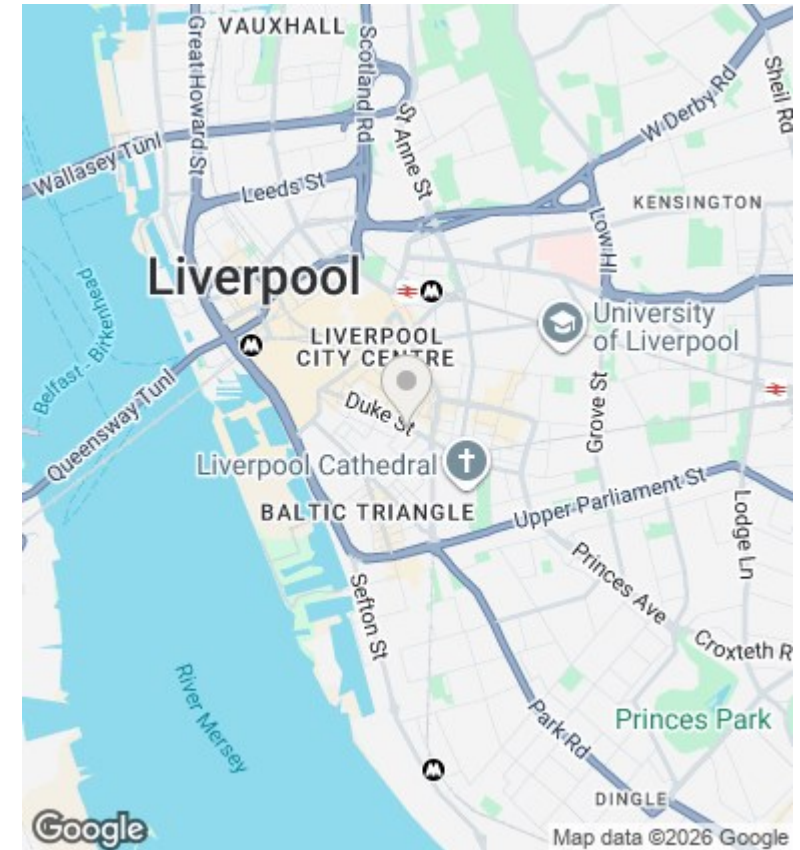
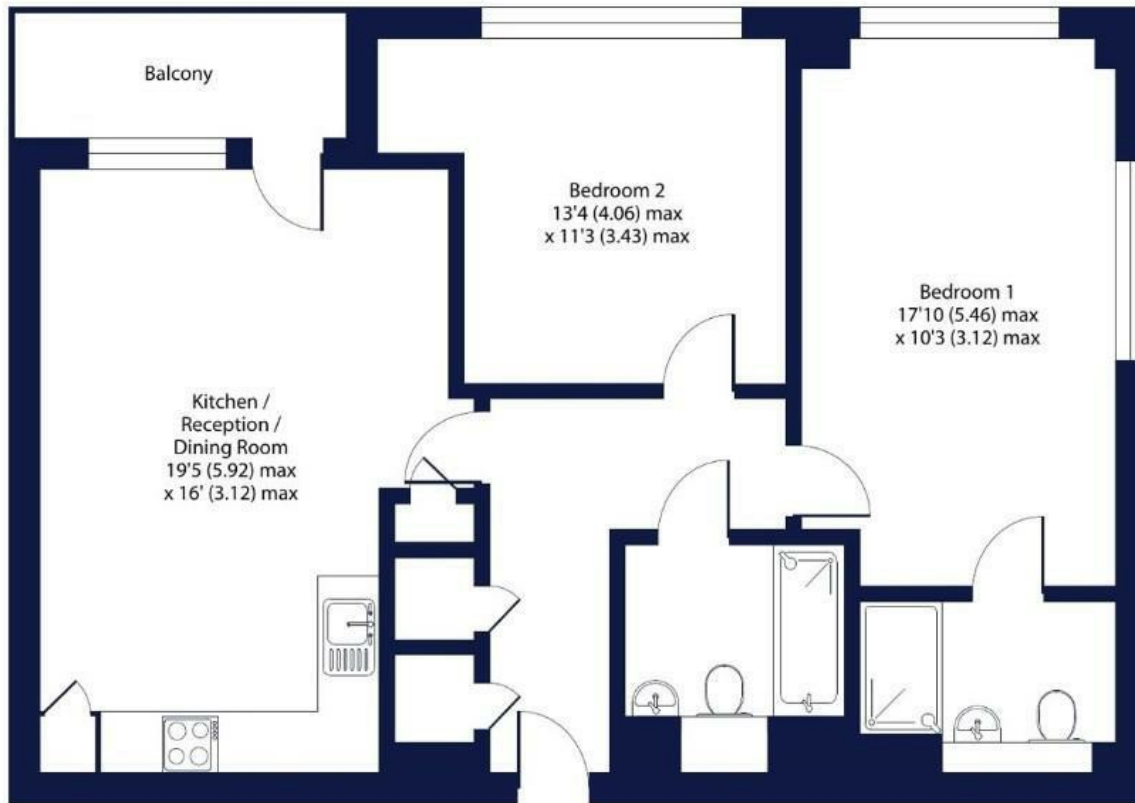
RESIDENTIAL



## 12 Madison Square, Liverpool, L1 5BF

£170,000

- Tenant in Situ – Currently let at £1,100pcm, generating a 7.7% gross yield
- Prime Central Liverpool Location – Popular with professionals and students
- Contemporary Open-Plan Kitchen/Living Area – Great layout for tenants
- Balcony – Adds valuable outdoor space and appeal
- Sought-After Madison Square Development – Secure and well-maintained
- Excellent Transport Links – Walking distance to Liverpool Lime Street & city hotspots



## Directions

## Viewings

Viewings by arrangement only. Call 0113 3224 345 to make an appointment.

## Council Tax Band

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	