



# Apartment , Henry Street, Liverpool

£160,000 Leasehold

CITY CENTRE 2 BED FLAT WITH BALCONY

## Description

Public Notice

Address: Apartment 38, 76 Henry street, Liverpool, Merseyside, L1 5BU

We are acting in the sale of the above property and have received an offer of £160,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C

For Sale: Spacious 2-Bed Flat with Parking on Henry Street, L1 – £160,000

A fantastic opportunity to purchase a modern and spacious 2-bedroom apartment in the highly sought-after Henry Street, Liverpool City Centre. This vacant apartment is perfect for both first-time buyers looking to step onto the property ladder, and investors seeking a high-yield buy-to-let.

Property Features:

Price: £160,000



Bedrooms: 2 generously sized bedrooms

Main bedroom: Includes a private en-suite bathroom, ideal for added convenience and privacy

Bathrooms: Separate modern main bathroom with high-quality fixtures

Living Space: Open-plan living and dining area, perfect for entertaining or relaxing

Kitchen: Fully fitted modern kitchen with ample storage and integrated appliances

Parking: Benefit from an allocated parking space, a rare find in such a prime city-centre location

Location: Situated in the heart of Liverpool, with easy access to shops, restaurants, cafes, and excellent transport links

Investment Potential:

This apartment is an attractive option for investors, with an expected rental income of £1,050 per month, providing a strong 7.8% gross yield at the asking price of £160,000. With high demand for city-centre rentals, this property offers steady returns and future capital growth potential.

Measurements of apartment:

Lounge: 5.23m x 3.57m

Kitchen: 3.21m x 1.80m

Main Bathroom: 2.18m x 1.90m

Bedroom 1: 3.90m x 2.28m

Bedroom 2: 4.00m x 3.50m

En suite in Bedroom 2: 2.17m x 2.03m

Hallway: 3.20m x 1.20m x 3.7m

## Why Choose This Property?

**City-Centre Convenience:** Located within walking distance to Liverpool's vibrant shopping districts, bars, restaurants, and major attractions like Albert Dock and the Baltic Triangle.

**Turnkey Investment:** With the apartment vacant, it's ready for immediate occupancy, whether you're looking to move in or rent it out to tenants.

PHOTOS of main bedroom coming soon.

**Modern Living:** The flat offers a blend of contemporary design with functionality, featuring two bathrooms, including a luxurious en-suite, and a well-proportioned living space ideal for city life.

Don't miss this opportunity to secure a stylish, centrally-located apartment with great investment potential. Contact us today to arrange a viewing or to learn more about this exceptional property!

Council Tax Band: C

Tenure: Leasehold (981 years)

Ground Rent: £100 per year

Service Charge: £1,749.12 per year

## Tenure

Leasehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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