

LOT  
**55**

Pod 24, Room D Cluster 5, Queensland Place, 2 Chatham Place L7 3AA

GUIDE PRICE **£15,000+**\*

RESIDENTIAL INVESTMENT

### Description

A ground floor student pod currently let by the way on an Assured Shorthold Tenancy producing a rental income of £4,312.01 per annum including bills. The property benefits from double glazing, electric heating, on site gym, laundry room, lift access, communal media and games rooms and 24 hour concierge.

### Situated

Off Overton street in a residential location close to local amenities and approximately 1 mile from Liverpool city centre.

### Basement

Gym, Bike Store, Laundry Room,  
Media Room.

### Council Tax Band

C

### Ground Floor

Main Entrance Area & Concierge.  
Communal Lounge/Games  
Room.

Pod Bed/Study Area, En Suite  
Shower Room/WC, Communal  
Living Room/Kitchen – which  
is shared by 6 pods within the  
cluster.

### EPC Rating

C

