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Apt 9, 28 Argyle Street, Liverpool L1 5DL

GUIDE PRICE **£120,000+**\*

RESIDENTIAL INVESTMENT

### Description

A fourth floor two bed roomed city centre apartment benefiting from double glazing, electric heating, lift access, intercom system and a balcony plus kitchen white goods such as dishwasher and washing machine. The property is in good condition throughout and is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £12,000 per annum.

### Situated

Fronting Argyle Street which is just off Paradise Street (A5040) in a popular city centre location within easy reach of amenities, bars and restaurants.

### Ground Floor

Main Entrance Hallway with lift access.

### Council Tax Band

C

### Fourth Floor

Flat Hall, Open Plan Lounge/  
Kitchen/Diner, two Bedrooms  
(one with en-suite Shower  
Room/WC), Bathroom/WC,  
Balcony.

### EPC Rating

C

