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## Apt 9, 28 Argyle Street, Liverpool L1 5DL

GUIDE PRICE **£100,000+**\*

RESIDENTIAL INVESTMENT

### Description

A fourth floor two bedroomed 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 also benefits from a car parking space and 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.

### Fourth Floor

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

### Outside

Car parking space

### EPC Rating

C

### Council Tax Band

C

### Tenure

Leasehold: 131 years left on the lease

Ground Rent: £201.39 per annum

Service Charge: £1,644.75 per annum

Building Insurance: £575.36

