



114 Wolstenholme Square, Liverpool, L1 4LE
Offers Over £60,000 Leasehold

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About the Property

Wolstenholme Square

Spacious studio flat in modern development next to Liverpool One in Liverpool city centre producing a rental income of £6,300 per annum. Great investment close to all local amenities.

Situation & Description

This long leasehold studio flat is situated on the sixth floor of this modern development and is within walking distance of Liverpool One shopping centre and Liverpool Central station offering a wide range of amenities including cafes, bars, restaurants, independent and High Street retailers. The Royal Liverpool University Hospital and Royal Albert Dock are also within close proximity to the flat.

This sixth floor flat extends to 323sqft and is let on an Assured Shorthold Tenancy with the tenant paying £525 per calendar month, this would be the equivalent of £6,300 per annum or a gross yield of 10.5% if purchased at the guide price of £60,000.

The flat consists of: Studio room with open plan kitchen/living/dining room with sleeping area and separate wet room.

The lease is 255 years from 1st January 2015 thus having just under 250 years remaining with a ground rent of £350 per annum and a service charge of £1,300 per annum.

Copies of the lease and service charge schedule will be contained with the Legal Pack.

Auction Details

The lot is to be sold by online auction on Wednesday 17th March at 4:00pm (bidding opens on Tuesday 16th March at 12pm)

All interested parties who wish to bid, please contact My Auction on 0207 101 4868

Please note that a Buyer's Premium of 1.2% inc.VAT of the purchase price is to be paid by the successful Buyer (subject to a minimum fee of £2,400 inc.VAT).



Energy Efficiency Rating

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

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