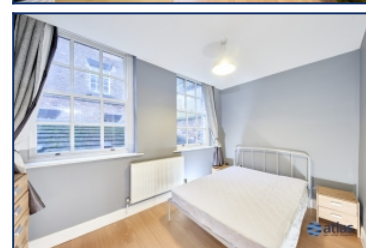
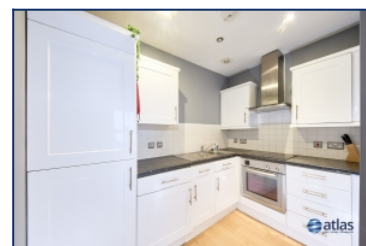


## Bold Street, City Centre, L1



For Sale - £110,000 Offers Over

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- No Onward Chain - Cash Buyers Only
- Well Presented & Maintained Throughout
- Open Plan Dining Room/kitchen with Large Window
- Tastefully Decorated Modern Kitchen
- Contemporary Bathroom with Bath & Shower
- Two Spacious Bedrooms
- Situated in the Heart of Bold Street
- Excellent Local Amenities
- Excellent Public Transport Links
- Investment Opportunity - Tenants in Situ from March 2024

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 50 square metres / 539 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £281 per quarter
- Ground Rent: £200 per annum
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/02/2007 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/01/2132 (approx)
- Lease Term Remaining: 106 year(s) (approx)
- Service Charge: £281 per quarter
- Ground Rent: £200 per annum

### Rental Information

- Current Rent: £795 per calendar month
- Gross Yield (Based on Current Rent): 8.7%
- Tenancy Start Date: 01/03/24
- Tenancy Fixed Term: 6 months

### Description

\*CASH BUYERS ONLY\*

Welcome to your urban sanctuary in the heart of the vibrant Bold Street, City Centre, L1, proudly presented by Atlas Estate Agents! Step into this inviting apartment, a haven where modern convenience meets urban charm.

This stylish abode offers a seamless blend of comfort and contemporary living. The property contains a spacious reception room, ideal for unwinding or entertaining guests. The open-plan layout seamlessly connects the reception room with the tastefully decorated modern kitchen, boasting sleek finishes and ample storage space. Natural light floods the space through a large window, illuminating the open-plan dining area where countless memories will be made.

Discover two generously sized bedrooms, each offering a tranquil retreat after a bustling day in the city. The accommodation, thoughtfully arranged on a single floor, ensures convenience and accessibility.

The apartment features a contemporary bathroom complete with both a luxurious bath and an invigorating shower, providing the ultimate relaxation oasis.

Situated on the first floor, this property not only offers urban convenience but also tranquility away from the bustling streets below. With no onward chain, this is an opportunity not to be missed.

Embrace the cosmopolitan lifestyle with an array of excellent local amenities right at your doorstep. From trendy cafes to boutique shops, Bold Street offers a dynamic blend of culture and commerce.

Commuting is a breeze with excellent public transport links nearby, ensuring seamless connections to the wider city and beyond.

This property presents an enticing investment opportunity, with tenants in situ from March 2024, providing immediate rental income potential.

Don't miss your chance to make this meticulously maintained apartment your own oasis in the heart of the city. Contact Atlas Estate Agents today to arrange a viewing and embark on your urban living journey!

### Additional Images



Bathroom



Bold Street



Hallway



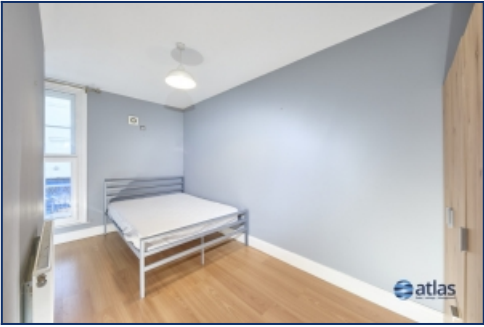
Reception Room



Reception Room



Kitchen/Dining Room



Bedroom 2



View From Apartment

### Floor Plans



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.