



Crosby Gardens, 16 Crosby Road North, Liverpool, Merseyside L22 0AD

Asking Price £70,000

Are you looking for an ideal investment opportunity?

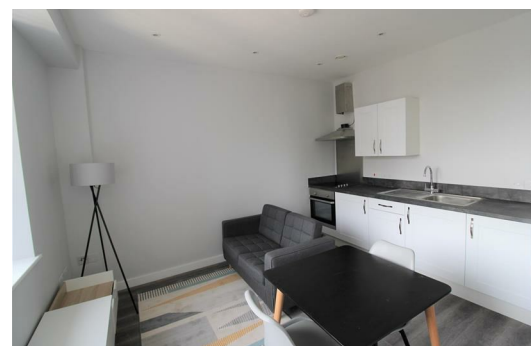
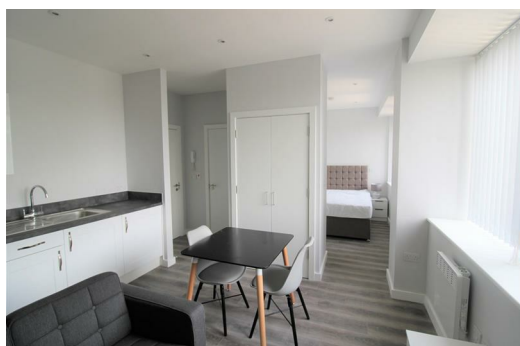
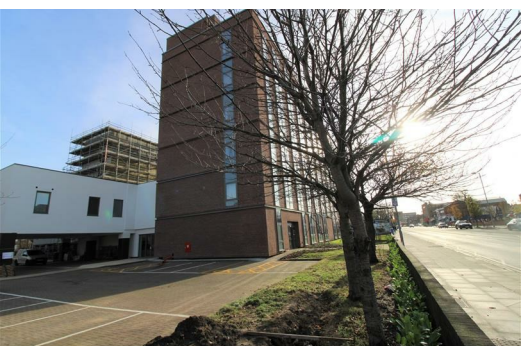
Situated in the popular Crosby Gardens development is this fantastic studio apartment. The property is being sold with a sitting tenant in place. The property is currently let for £650 pcm providing a gross yield of 9.75% per annum.

Crosby is one of the areas most sought after regions and boasts a stunning variety of amenities. The area offers excellent transport links giving easy access into Liverpool City Centre and surrounding areas and South Road offers a range of bars and restaurants.

Situated on the second floor and accessed via the communal hallway with both stair and lift access. The studio boasts a fitted kitchen with integrated appliances, spacious sleeping area and a modern three piece bathroom. There is also optional parking available on site subject to availability.

Get in touch straight away for further information or a viewing!

Tenure: Leasehold
Council Tax band: A



Lounge/ Kitchen

Double glazed window, electric wall heaters, wooden flooring, kitchen comprises of a range of fitted base and wall units, integrated Electric Oven and Hob, under counter integrated fridge with icebox, Integrated Washing Machine, built in Storage Cupboard with hanging space

Bedroom

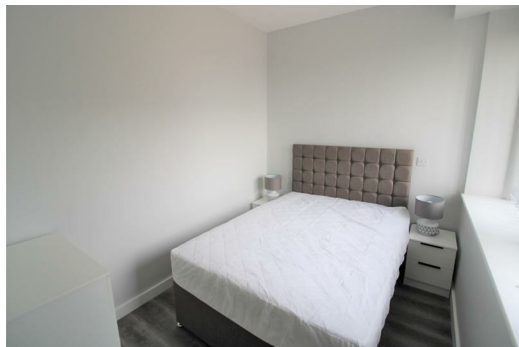
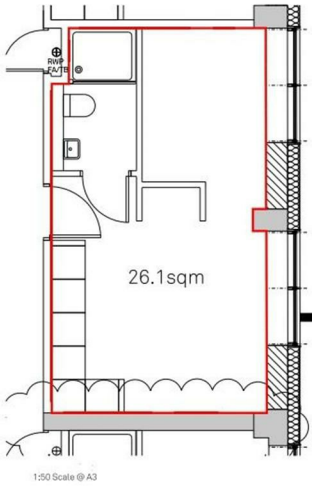
Open to lounge, double glazed window, electric heater

Bathroom

Fully tiled, walk in electric shower, low level w.c. sink unit.

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		62	62
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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