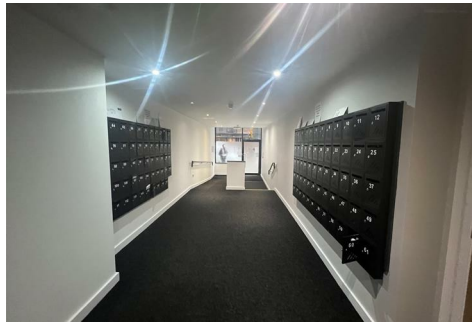




# J&D ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



**3 St. James Street, Liverpool, L1 0AB**

**Offers in the region of £105,000**

Nestled in the vibrant heart of Liverpool, this charming one-bedroom apartment on St. James Street presents an exceptional opportunity for both first-time buyers and seasoned investors alike. The property boasts a modern design, offering a comfortable living space that is both stylish and functional.

With its prime location, residents will enjoy easy access to a plethora of local amenities, including shops, restaurants, and public transport links, making it an ideal choice for those who appreciate the convenience of city living. The apartment is well-appointed, featuring a spacious bedroom that provides a peaceful retreat from the hustle and bustle of urban life.

For investors, this property is particularly appealing, as it has a robust portfolio with an impressive annual return of £25,740.00. This figure highlights the potential for a lucrative investment, ensuring that your financial future is secure while enjoying the benefits of property ownership in a thriving area.

In summary, this portfolio of 3 apartments on St. James Street is not just a home; it is a smart investment in a dynamic city. Whether you are looking to reside in a lively neighbourhood or seeking a profitable addition to your property portfolio, this apartment is a remarkable choice that should not be overlooked.

LIMITED LENDING- STEEL FRAME

External



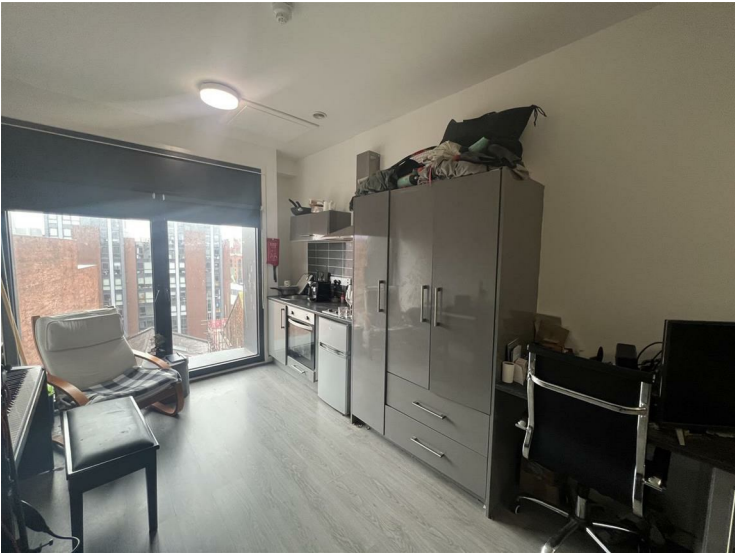
Communal Areas



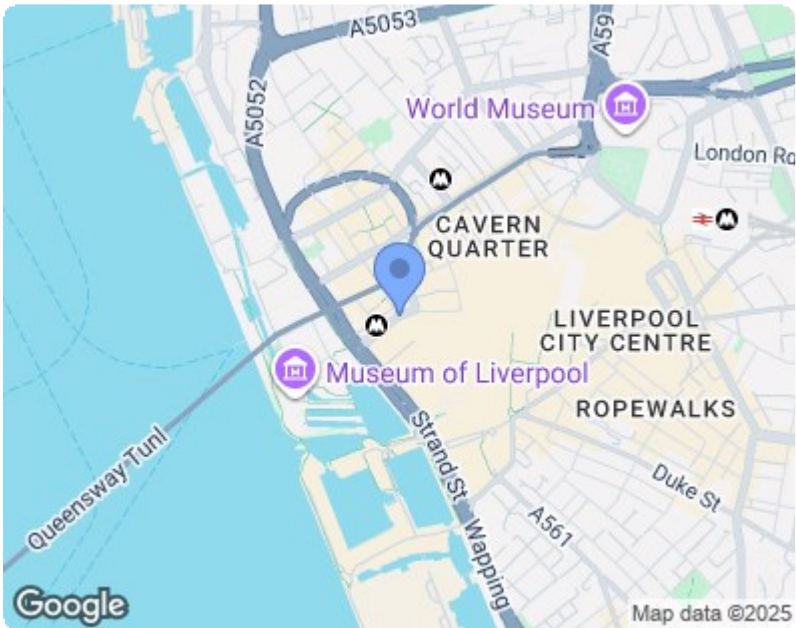
Bedroom

Bathroom

Kitchen







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

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