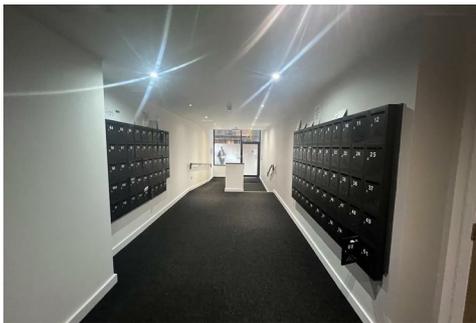




**J&D** ESTATE AGENTS  
SALES | LETTINGS | MANAGEMENT



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

Offers over £35,000

**\*\* ATTENTION INVESTORS \*\*** - Modern, comfortable and high standard development located in the heart of Liverpool's booming City Centre.

Studios are perfect for individuals, couples or students looking for independent living.

Property Features: High Gloss Kitchens, Double Beds, Modern Furniture, En suite Shower room with thermostatic Shower, Free Wifi, a Secure Entry System and CCTV.

Bridgewater boasts stylish communal areas: including a gym, lounge area with vending machines and communal laundry facilities.

With an annual income of £8,580, this apartment presents an attractive investment opportunity, making it an ideal choice for those looking to enter the rental market or expand their property portfolio.

Located in the heart of Liverpool's bustling city centre, you'll have the shops & amenities of Liverpool One just a short walking distance away with the historical culture of the Albert Dock nearby. Take a brief walk in the opposite direction & you'll find a wealth of bars & restaurants - In a nutshell, your new investment is situated at the centre of everything exciting Liverpool has to offer!

LIMITED LENDING- STEEL FRAME

## External



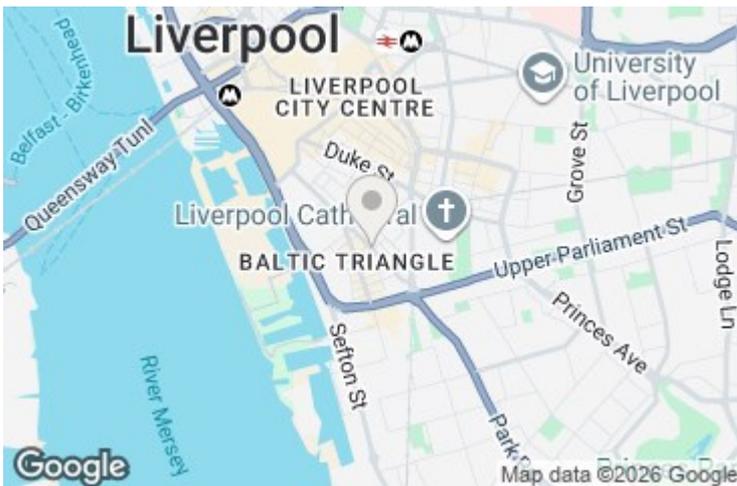
## Communal Areas

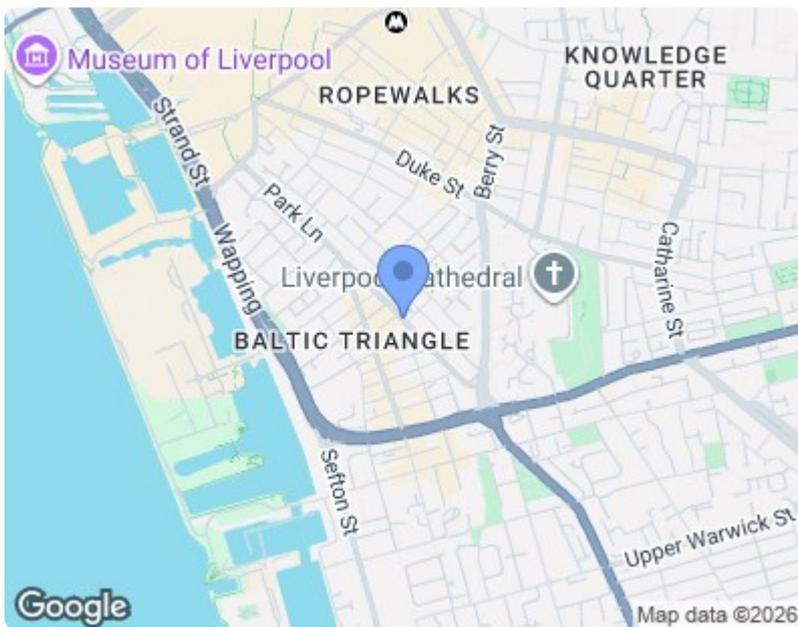


## Bedroom

## Bathroom

## Kitchen





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