



## 17 Jenkinsons Warehouse, Liverpool, L3 6ES

Asking Price £110,000 Leasehold

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About the Property

Looking for a sizeable first home or investment opportunity? This could be the one for you!

Located on the third floor of Jenkinsons Warehouse on Pall Mall, this stunning property boasts a modern design and has been newly decorated throughout, offering city centre living in the heart of Liverpool's bustling business district. With so many amenities within easy reach, including the city's vast array of restaurants, bars, culture, it would be ideal for those looking to work and live in the city.

The property briefly comprises of; an entrance hallway, family bathroom, kitchen with integrated appliances, bedroom and spacious living/dining area. Recently refurbished, the property boasts new carpets throughout along with new, WiFi controlled electric heaters.

With an estimated rental potential of £825pcm, the property could produce a gross yield of at least 9% if you are an investor looking for a strong performing investment to add to your portfolio.

The building itself has also recently undergone extensive remediation works to the external walls and there is now a valid EWS1 form in place.

At such an attractive price, the property is likely to sell quickly, so book soon to avoid disappointment!

- Ideal Home Or Investment Opportunity
- Sought After Business District Location
- Newly Decorated Throughout
- Permit Parking Available
- EWS1 Form In Place
- Chain Free



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	87
(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	



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