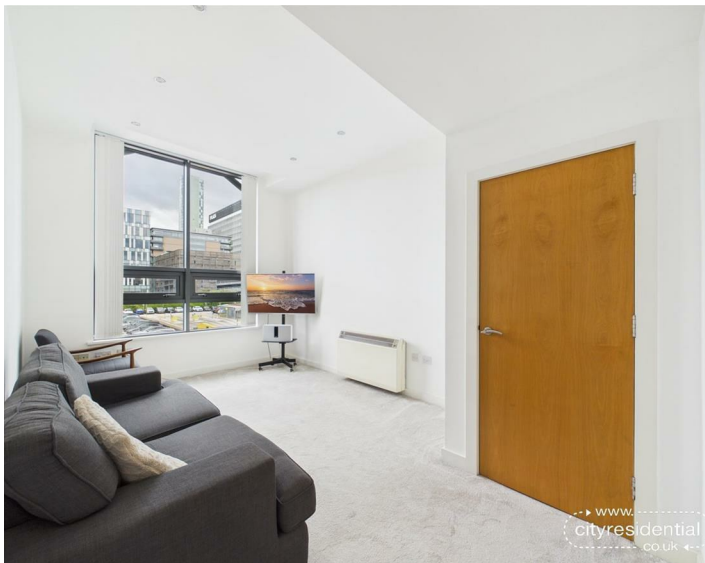




8 Jenkinsons Warehouse 40 Pall Mall, Liverpool, L3 6ES
Asking Price £115,000 Leasehold

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About the Property

We are delighted to bring to the market this wonderful one bedroom apartment, ideally situated within the well-established Jenkinsons Warehouse development in the heart of Liverpool City Centre's thriving Business District.

Conveniently located for a range of local amenities including the Liverpool One shopping centre, the world famous waterfront and a vast array of bars and restaurants, this property would make an ideal home or investment opportunity. We anticipate an expected rental potential of £825 per calendar month.

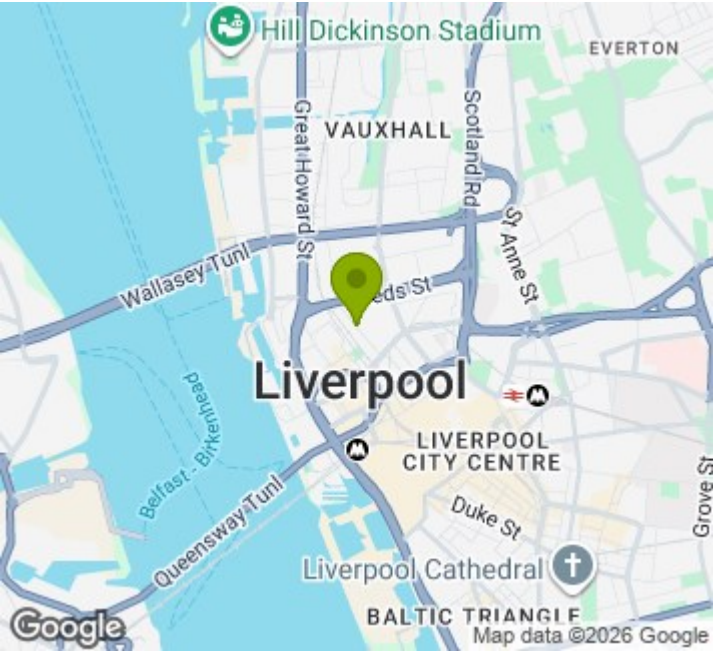
The comparatively lower service charges provide an attractive advantage over many similar city-centre developments. Importantly, the development has a valid EWS1, providing additional reassurance for prospective purchasers.

The accommodation comprises a secure communal entrance with fob entry system, lifts and stairs providing access to all floors, entrance hall, spacious living/dining room, separate fully fitted kitchen, double bedroom with fitted wardrobes, and a family bathroom.

Offering a combination of an established development, attractive service charges, a valid EWS1 and an enviable central location, this property represents an excellent opportunity for both owner-occupiers and investors.

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

- Spacious one bedroom apartment
- Ideal home or investment opportunity
- Permit parking available
- Sought after Business District location
- EWS1 form in place
- Only £1,914.36 Per annum Service Charge
- £825 PCM Expected Rental Potential
- Vacant & Chain free
- 8.6% Gross Yield if purchased at £115,000



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		
	80	84
England & Wales	EU Directive 2002/91/EC	

