

2 Bed Flat In 44 Pall Mall , Liverpool, L3 6EL

£100,000





SHORT DESCRIPTION

Offering a 12%+ yield or an excellent home for owner-occupiers, this spacious, stylish 2-bedroom apartment is well located in the popular Business District of Liverpool City Centre. The current tenants are paying £1,050 monthly and have been in situ since June 2024. The service charge is considerably lower than comparable properties. Great location next to St Paul's Square, close to the Princes Dock and the Liverpool Waterfront. Recently redecorated bathroom, kitchen and living area. A multi-year fire safety and general improvement project was completed in the block in December 2024. Residents' and Visitors' parking permits can be obtained for on-road parking. No chain. KITCHEN: New four ring induction hob, new dishwasher, new washing machine, new fridge & freezer. The fully fitted kitchen includes a breakfast bar. LIVING & DINING ROOM: 7.95m (26ft 1in) x 3.05m (10ft 0in) Wall mounted electric heater. Double glazed window to rear elevation with fitted blackout blinds. BEDROOM 1: 6.3m (20ft 8in) x 2.62m (8ft 7in) A spacious master bedroom with double glazed window to rear elevation with fitted blackout blinds and blackout curtains. New wall mounted electric heater installed in December 2024. BEDROOM 2: 4.39m (14ft 5in) x 2.06m (6ft 9in) Double glazed window to rear elevation with fitted blackout blinds and blackout curtains. BATHROOM: 2.72m (8ft 11in) x 1.85m (6ft 1in) Recently redecorated bathroom with new flooring. ENTRANCE HALL: Wall mounted intercom. New wall mounted electric heater installed in December 2024. Storage cupboard housing hot water cylinder. Recessed ceiling spotlights. COMMUNAL ENTRANCE: Secure fob access. Lift and stairs to all floors. Property Ref: 16146 Property Type: Flat Full selling price: £110000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 125 Yearly Ground Rent Cost: £75.00 Yearly Management Cost: £2027.28 Council tax band: C EPC rating: C Measurement: 710.418 sq.ft. Outside Space: Communal Garden Parking: On street Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Tenanted -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

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|------------------|------------------|
| Property type | Mid-floor flat |
| Total floor area | 66 square metres |

Rules on letting this property

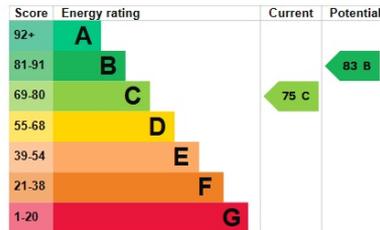
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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