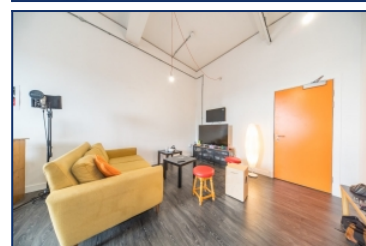
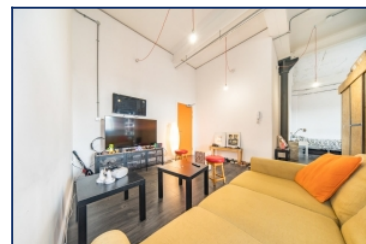


## Park Road, Dingle, L8



**For Sale - £75,000**

### Key Features

- 0 Bedroom 1 Bathroom Studio Flat
- EPC Rating: E41
- Well Presented Studio Accommodation
- Tenants In Situ
- Currently Achieving £7200 P.a Rental Income
- Served By Excellent Transport Links
- Ideal Buy To Let Investment Property
- Close To Amenities On Park Road, Dingle
- Third Floor
- Excellent Investment Opportunity - 8% Gross Yield - Immediate Income
- Close To Baltic Market
- Early Viewing Advised!

### Further Details

- Tenure: Leasehold
- Floor: 3 (no lift)
- No. of Floors: 1
- Floor Space: 53 square metres / 569 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £289 per quarter
- Ground Rent: £285 per annum
- Security: Intercom (Audio Only)
- Parking: On Street
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

### Leasehold Details

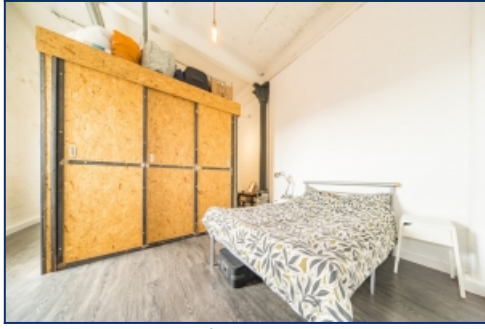
- Tenure: Leasehold
- Lease Start Date: 01/01/2017 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/12/2141 (approx)
- Lease Term Remaining: 116 year(s) (approx)
- Service Charge: £289 per quarter
- Ground Rent: £285 per annum
- Leasehold Information: Restrictions on pets  
Sub-letting permitted

### Description

This well presented third floor studio apartment is being offered to the sales market with tenant in situ until mid 2023. Currently attracting a rental income of £7200 p.a, this is a fantastic investment opportunity achieving a yield of 8.5% gross. Located close to local amenities with excellent transport links. The property briefly comprises:

Open plan living/dining/kitchen/bathroom/bedroom.  
Early viewing advised!

## Additional Images



Bedroom Area



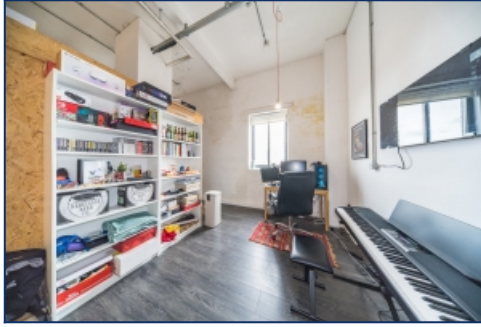
Bathroom



Living Area



Kitchen Area



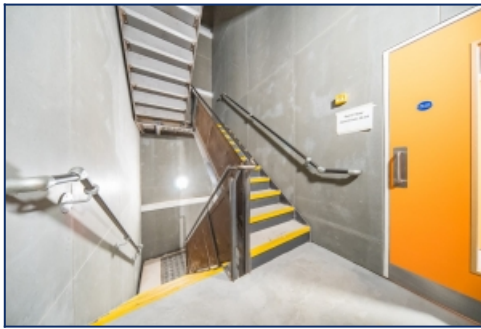
Living Area



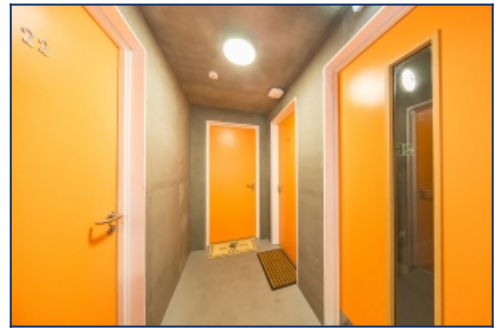
Bathroom



Bedroom Area



Communal Hallway

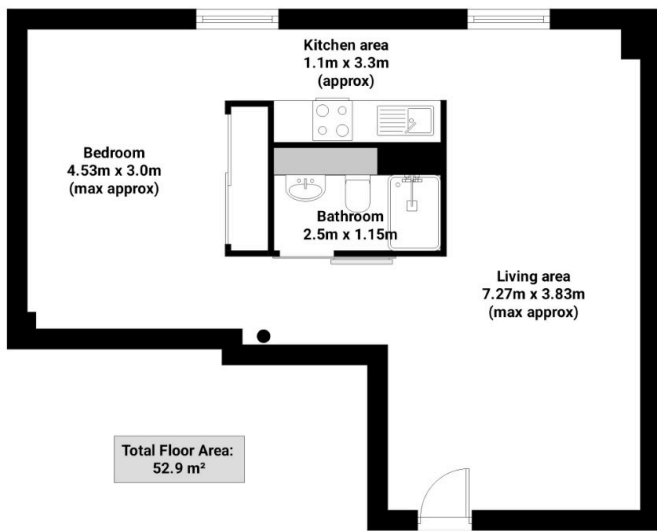


Communal Hallway



Front Elevation

## Floor Plans



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.