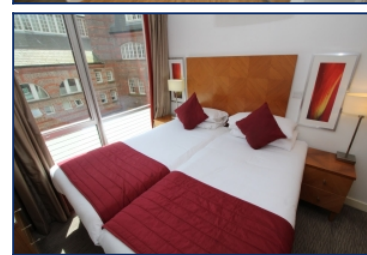


Hatton Garden, City Centre, L3



For Sale - £115,000

Key Features

- 2 Bedroom 2 Bathroom Serviced Apartment
- EPC Rating: Pending
- No Chain - Ready to Buy
- Excellent Investment Opportunity - Guaranteed Rental Income
- Well Presented & Maintained Accommodation
- Modern Fitted Kitchen with Integrated Appliances
- Contemporary Family Bathroom & En-suite
- Long Established City Centre Development
- Electric Heating & Double Glazing
- 1st Floor Apartment

Further Details

- Tenure: Leasehold
- No. of Floors: 1
- Local Authority: Liverpool City Council
- Service Charge: £1,972 per annum
- Ground Rent: £275 per annum
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Microwave, Fridge, Freezer, Washer Dryer, Toaster, Kettle

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/08/2007 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/07/2132 (approx)
- Lease Term Remaining: 107 year(s) (approx)
- Service Charge: £1,972 per annum
- Ground Rent: £275 per annum
- Leasehold Information: The service charge and ground rent is paid by the owner and not Premier Apartments.

Description

**** FULLY AVAILABLE ****

*** FANTASTIC INVESTMENT OPPORTUNITY IN A WELL ESTABLISHED CITY CENTRE DEVELOPMENT OFFERING GUARANTEED RENTAL INCOME FROM A LONG TERM LEASE ***

Atlas Estate Agents are pleased to offer this first floor two bedroom apartment for sale comprising two double bedrooms, open plan living room with modern kitchen, contemporary shower room and en-suite bathroom. The property is within the building of Premier Apartments, a serviced apartment company, and

ideal for an investor who requires a guaranteed rental income.

The apartment is held on a long lease of 125 years with a 15 year leaseback agreement with Premier Apartments. The lease for the lease back is for 15 years from 1st August 2007. The current owner receives regular monthly payment of £880.88 pcm but this is set to increase by 5% in August 2019 as per the rent increase mechanism in the lease. Both leases are available to download on our website or below and we recommend you direct any questions to your solicitor. Please note that you cannot live in this property whilst it is leased to Premier Apartments nor can you terminate the lease, it is being marketed as an investment and any buyer will inherit the leases upon completion. Premier Apartments make their profit by sub letting the property on a night by night basis (like a hotel room).

The property also benefits from double glazing and electric heating. There is no parking space included with the property but we understand contract car parking is available to rent in the adjacent car park.

We are advised that Virgin Money offer buy to let mortgages on this property.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Room Details

Communal Entrance Hall

Reception area, stairs and lifts to upper floors.

Entrance Hall

Feature wood flooring, video entry phone, electric heater, cupboard housing washing machine, access to bathroom.

Open Plan Living Area

Feature wood flooring, two electric heaters, full length double glazed windows.

Kitchen Area

Fitted with a range of modern wall and base units, integrated oven, hob and extractor hood above, slim line dishwasher, fridge/freezer, stainless steel inset sink with mixer tap, part tiled walls, tiled floor.

Master Bedroom

Electric heater, full length double glazed window.

En-suite Bathroom

Panelled bath with shower mixer above, low level W/C, pedestal wash hand basin with mixer tap, electric shaver point, part tiled walls, tiled floor, heated towel rail, access to hallway.

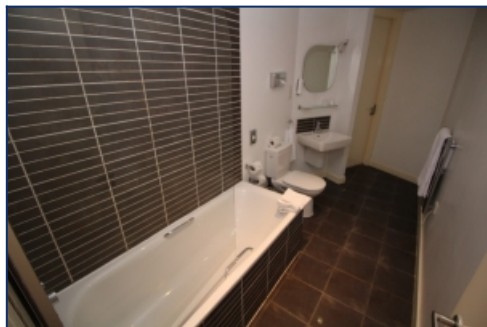
Bedroom 2

Electric heater, full length double glazed window.

Shower Room

Contemporary suite comprising shower cubicle, wash hand basin with mixer tap, heated towel rail, part tiled walls, tiled floor, electric shaver point.

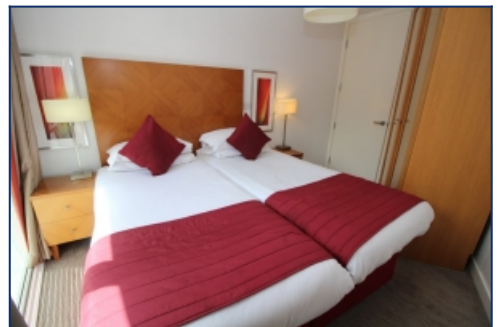
Additional Images



Bathroom One



Living Room



Bedroom One



Bedroom One



Bathroom One



Bedroom Two



Bathroom Two

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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.