



Apartment 5

Park Terrace | Liverpool | L22 3XB

Asking Price £154,500

The
**GOOD
ESTATE**
AGENCY

Apartment 5

Park Terrace | Bramhall Road

Liverpool | L22 3XB

Asking Price £154,500

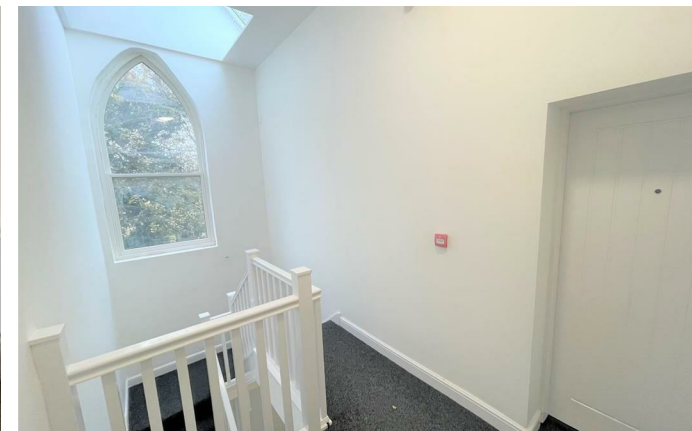
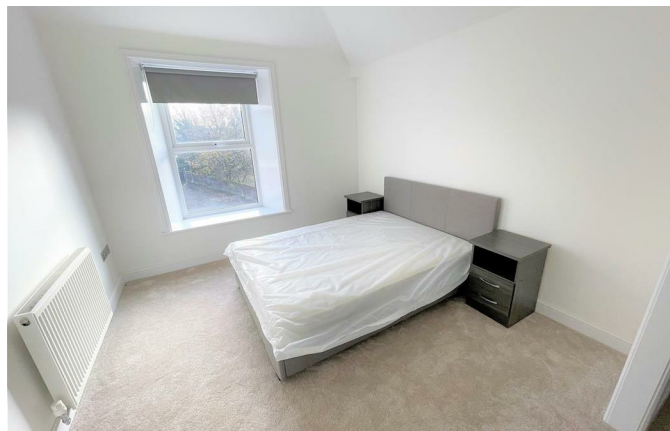
TWO BEDROOM, TOP FLOOR APARTMENT WITH OFF-ROAD PARKING. Nestled in the desirable Park Terrace on Bramhall Road, this newly refurbished two-bedroom apartment offers a perfect blend of modern living and convenience. Spanning an impressive 624 square feet, this top-floor residence boasts an inviting entrance hall complete with an intercom system, ensuring both security and ease of access.

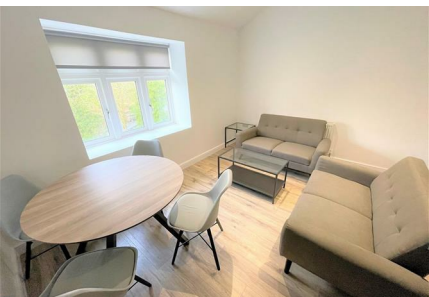
The apartment features two generously sized double bedrooms, each adorned with high-quality wall-to-wall carpeting, providing a warm and comfortable atmosphere. The fully tiled bathroom is both stylish and functional, equipped with a shower over the bath, catering to all your bathing needs. The open-plan living area is a highlight of the property, creating a spacious and airy environment ideal for relaxation and entertaining.

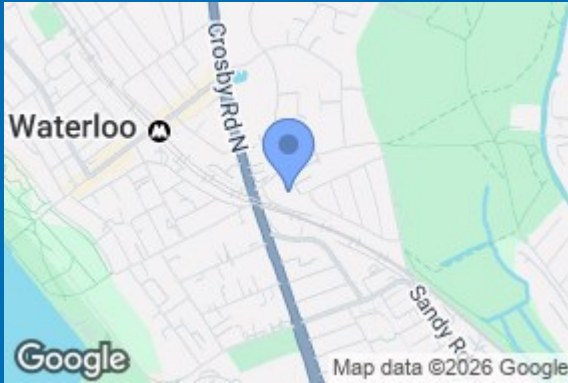
As the refurbishment of Park Terrace nears completion this autumn, residents can look forward to enjoying a vibrant community in the L22 area. The location is particularly advantageous, situated just five miles north of the city centre and in close proximity to essential amenities, including a Tesco Superstore and the picturesque Rimrose Valley Country Park, perfect for leisurely strolls and outdoor activities.

Additionally, this apartment currently generates a rental income of £995 per calendar month, offering an attractive yield of 7.7%, making it an excellent investment opportunity. With off-road parking available for one vehicle, this property combines practicality with modern living, making it an ideal choice for both first-time buyers and seasoned investors alike. Don't miss the chance to make this splendid apartment your new home or investment.

- TWO DOUBLE BEDROOMS
- 2ND FLOOR
- STYLISH BATHROOM
- CURRENTLY LET FOR £995PCM, ACHIEVING A RENTAL YIELD OF 7.7%
- NEWLY REFURBISHED
- OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- 624 SQ FT
- OFF ROAD PARKING
- WATERLOO AREA







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	76	76
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk