

LIFFEY
C O U R T



Flat , Liffey Court, - London Road, Liverpool

£80,000 Leasehold

Tidy Flat in Centre of Town

Description

It would be tough to get a flat more central than this one London Road.

Positioned just opposite Lidl on London Rd, residents of Liffey Court have the whole of Liverpool on their doorstep which makes this a great investment.

The flat itself is fairly modern and well-presented, with separate bedroom, kitchen, lounge and bathroom. Being on the first floor there are also not too many stairs.

Tenant currently in situ since 2024 paying £800/mth giving a massive gross yield of 12%! Net yield of circa 9.6%.

Other points to note:

- Not Higher Risk Building (HRB) so there has been no spiraling service charges
- It's brick built facade so no fire facade / cladding risk
- Very low service charge for a city centre flat

Council Tax Band: A (Liverpool City Council (LCC))

Tenure: Leasehold (98 years)

Ground Rent: £0 per year

Service Charge: £1,900 per year



Tenure

Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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