



## Central Gardens Benson Street , Liverpool, L1 2SS

Offers in the region of £120,000



**\*\*INVESTMENT OPPORTUNITY/FIRST-TIME BUYERS\*\*** C&D Properties are delighted to offer for sale this well-located 1 bedroom third floor apartment in the popular development Central Gardens. The property has a secure allocated parking space and is within walking distance to local amenities, Central Station & local universities. Viewing is highly recommended to appreciate this modern property, boasting from electric heating, double glazing, Juliette style balcony, lift access & intercom security.

Comprising of entrance hall, open plan lounge/diner, fitted kitchen with integrated appliances, double bedroom & shower room.

Currently occupied until July 2023 achieving £725pcm.

We are advised the service charge is £216.94 per quarter.

We are advised the ground rent is £150 per year.

We are advised the lease has 125 years from June 2004.

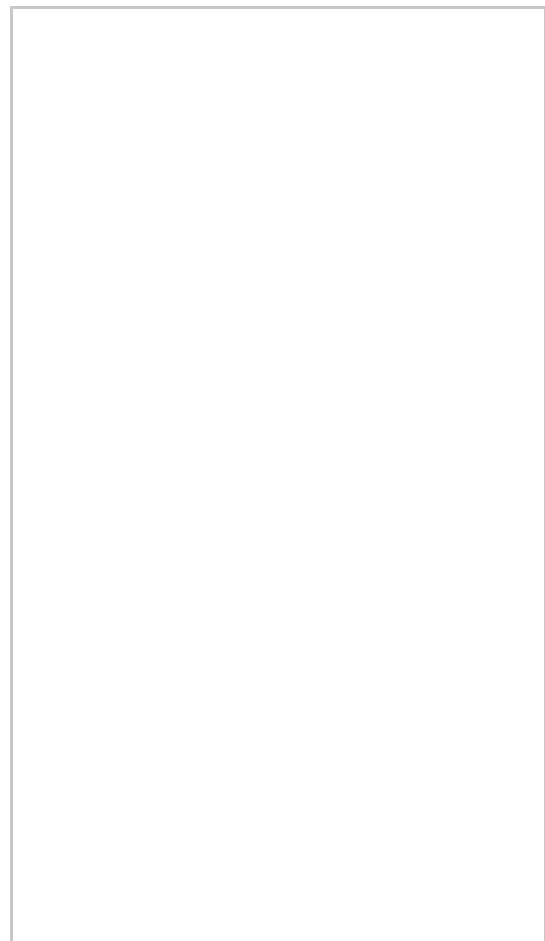
We are advised the buildings insurance is £523.89.



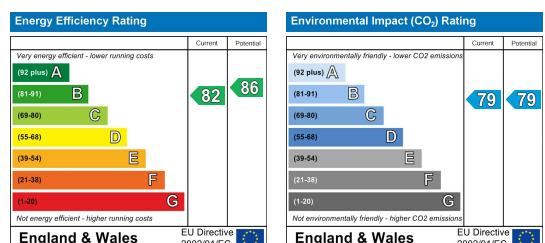
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.