



## 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.



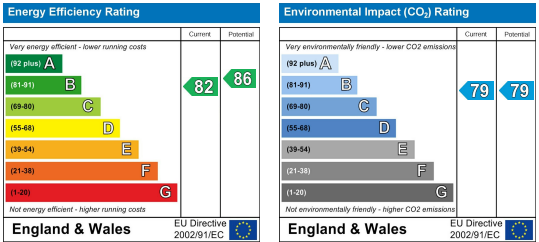
Area Map



Floor Plans



Energy Efficiency Graph



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