



**Victoria Street
Liverpool
Merseyside
L2 5QS**

Offers in Excess of £105,000

bettermove

Victoria Street Liverpool

Bettermove are proud to present this second floor 1 bedroom flat in Liverpool city centre available with no forward chain.

The property benefits from double glazing and gas central heating throughout. The council tax band is C.

The property is tenanted, rental yields can be obtained through Bettermove and can be sold vacant on possession.

This is a leasehold property with 100 years remaining on the lease; the ground rent is £75 per annum and the service charge is approximately £2,200 per annum.

The interior of this well presented second floor flat comprises a spacious living room with fitted kitchen, one double bedroom and the family bathroom.

Located in the heart of the popular city of Liverpool, the property is a short walk away from a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from James Street and Moorfields Stations and many local buses.

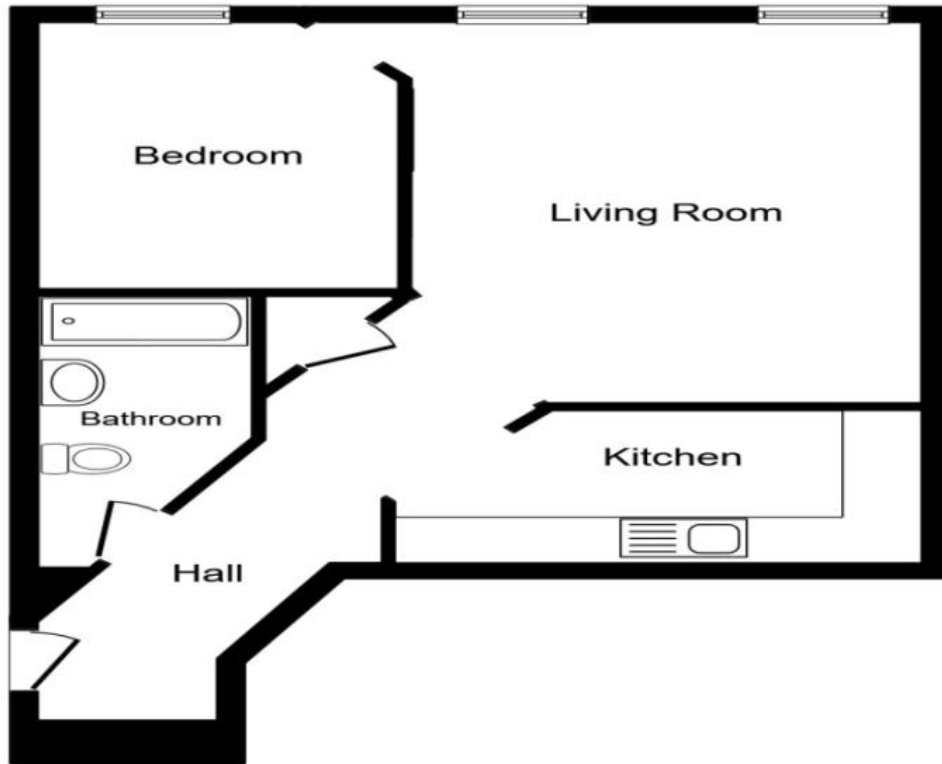
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.






Floor Plan

Total floor area 52.0 sq. m. (560 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |



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