



2305 Beetham Tower, 111 Old Hall Street, Liverpool, L3 9BD

£95,000

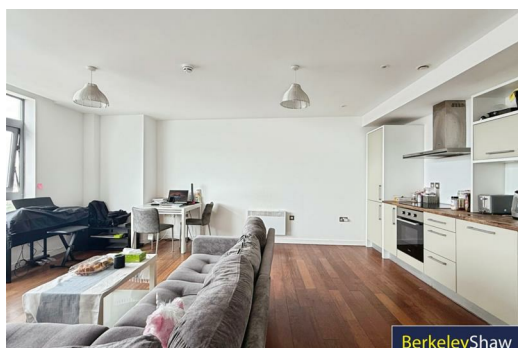
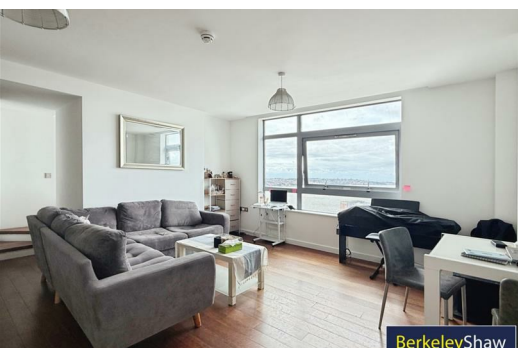
Investment Opportunity | 9.79% Gross Yield | B1 EWS1 Rating

Berkeley Shaw Real Estate are delighted to offer for sale this superb studio apartment situated on the 23rd floor of the prestigious Beetham Tower, Old Hall Street, one of Liverpool's most iconic and sought-after developments.

Available as an investment opportunity, the apartment currently achieves a rental income of £775 per calendar month, providing an attractive 9.3% gross yield and approximately 7% net yield based on the current rental income and associated running costs.

Positioned on the 23rd floor, the apartment benefits from impressive views and offers a fantastic opportunity for investors looking to secure a high-yielding property within one of Liverpool city centre's most recognisable developments.

The apartment is accessed via a communal entrance with lift access to the upper floors. Internally, the property comprises an entrance hall with useful storage, leading into a well-proportioned open-plan kitchen/living area boasting stunning River views. The modern fitted kitchen provides a range of wall and base units, integrated appliances and ample workspace. The sleeping area offers a comfortable and practical space, while the



Entrance hall

Open plan living/kitchen area

Bedroom

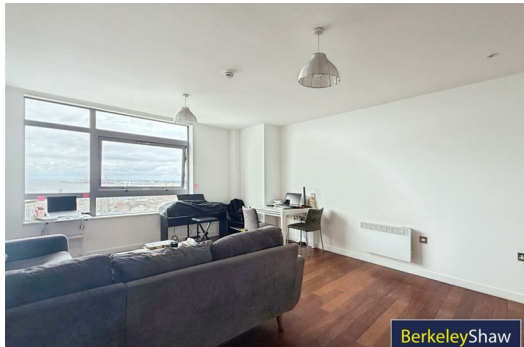
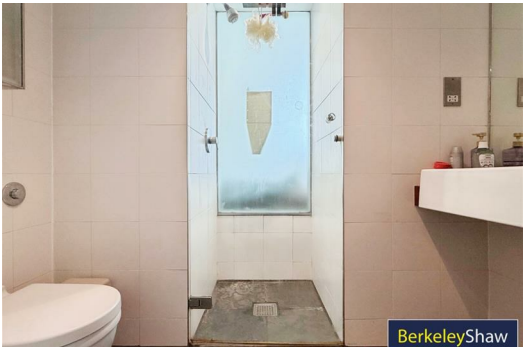
Shower room

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

23RD FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and other features are approximate and responsibility is taken for any errors. The information is for guidance only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency at the time of writing.



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