



Flat 8, 10 Rainford Gardens

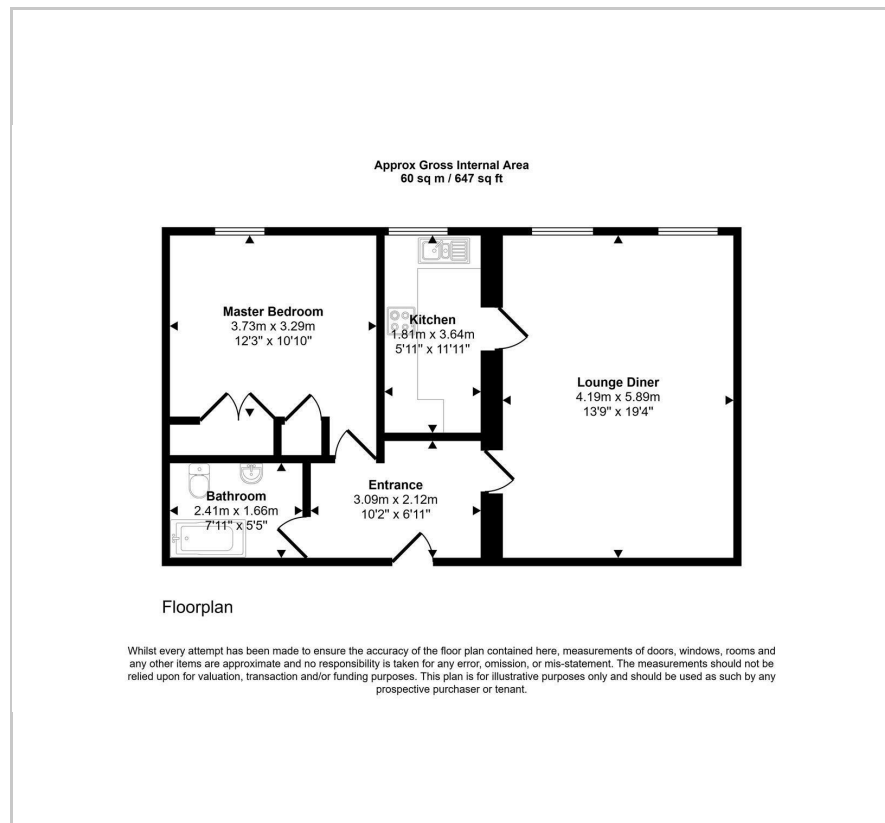
, Liverpool, L2 6PT

Offers in the region of £100,000

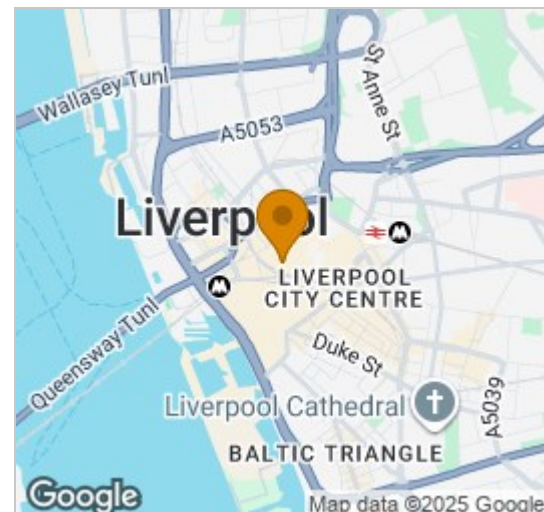




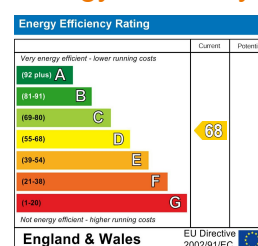
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sales Office on if you wish to arrange a viewing appointment for this property or require further information.

- Ready made investment property
- Hands off
- 7.1% NET yield
- 9.6% gross yield
- Filled with character
- Located in Liverpools 'Cavern Quarter'
- Fully compliant tenancy
- Great size
- Easy access to both universities
- Invest in Liverpools thriving property market

**ATTENTION INVESTORS - PURCHASE THIS READY MADE INVESTMENT PROPERTY!**

The lettings Club are delighted to offer to market this tenanted one bedroom apartment in this period building in the heart of Liverpool City centre. Rainford Gardens is located on the doorstep of Liverpools historical 'Cavern Quarter', offering tenants a flavour of Liverpools culture whilst also providing convenient access to various major employers and universities.

This offers a rare opportunity to purchase a property in the heart of Liverpools most famous cultural district at an affordable price, please get in touch early to avoid disappointment.

**Location:**

Cavern Quarter is made up of the iconic Mathew Street and surrounding streets. The streets here house iconic music venues, a Beatles Museum and of course The Cavern Club and Pub. This area of Liverpool is a bustling, lively part of the city characterised by its popular pubs, night spots and live music. At night, colourful projections and lights bring the area to life.

This part of the City provides convenient access to the rest of Liverpool, meaning the property will be well suited to a variety of tenant types.



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.

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