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**62**

## Apt 32 Mill View, Rutter Street, Liverpool L8 6AG

GUIDE PRICE **£17,500+\***

RESIDENTIAL INVESTMENT

### Description

An eighth floor two bedroomed self-contained apartment benefiting from double glazing, electric storage heating, lift access to all floors and communal parking and views across the city. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £6,600 per annum. The property is in good condition.

### Situated

Fronting Mill Street in a well-established residential location within a short walking distance to The Baltic Market and other popular and local amenities and approximately 2 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway.

### Council Tax Band

A

### Eighth Floor

Flat Hall, Lounge, Kitchen, two Bedrooms, Bathroom, Separate WC.

### Lease Details

**Term** 125 years less 3 days from 30 March 2012

**Ground rent** £331.77 per annum

**Service Charge** (Jan – Dec 2025) – £2,890 per annum

### Outside

Communal Parking.

### EPC Rating

E

### Note

We are advised that both lifts are currently out of order and in the process of being fixed.



**Tenure**  
Leasehold