

Reliance House, Water Street, Liverpool

£159,000 Leasehold

Spacious 2 bedroom Apartment



Description

The apartment briefly comprises a spacious open-plan living and kitchen/dining area, featuring a modern fitted kitchen with high-gloss units and integrated appliances.
The property is offered fully furnished, with all furniture and appliances included within the sale, providing a turnkey solution for both investors and owner-occupiers.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, including a principal bedroom with en-suite shower room. A separate main bathroom and additional storage cupboard complete the internal accommodation.

Residents benefit from secure intercom access, 24-hour concierge service, CCTV coverage throughout the development, and lift access to all floors, providing both convenience and security.

Reliance House is ideally positioned on Water Street, placing residents within immediate reach of the Royal Liver Building and Pier Head (approximately 2–3 minutes), with Liverpool ONE and a wide selection of bars, restaurants and cafés all within a 5–7 minute walk. Albert Dock can be reached in approximately 15 minutes on foot, while James Street railway station is located on the doorstep, providing excellent transport connectivity.

The property is currently tenanted at £1,250 per calendar month,

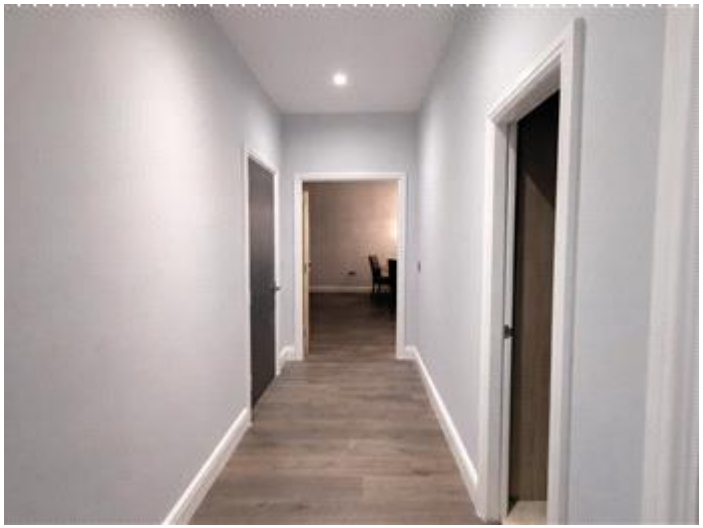
offering an immediate income stream, and can also be sold with vacant possession, providing flexibility for both investors and owner-occupiers.

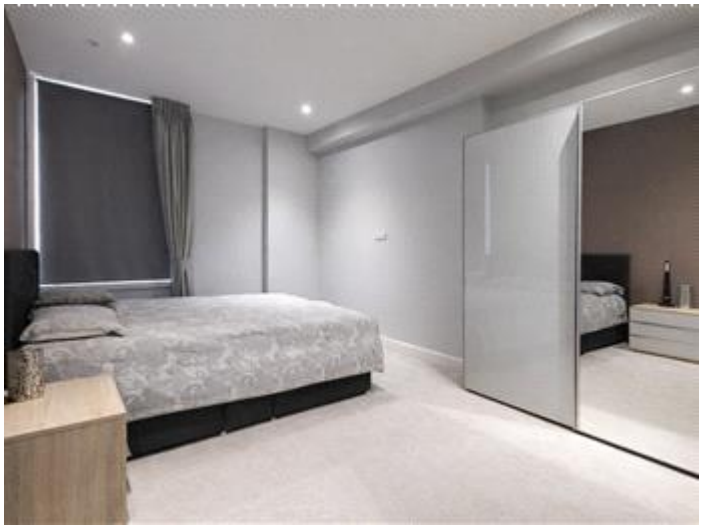
Please note, the property is located within an area where selective licensing may apply.

Council Tax Band: C (Liverpool council)
Tenure: Leasehold (250 years)
Ground Rent: £372.5 per year
Service Charge: £4,080 per year
Original lease: 250 years
Remaining lease:242 years remaining
First sold new conversion on 26 Feb 2018
Electricity supply: Mains
Heating: Electric
Water supply: Mains

Tenure
Leasehold

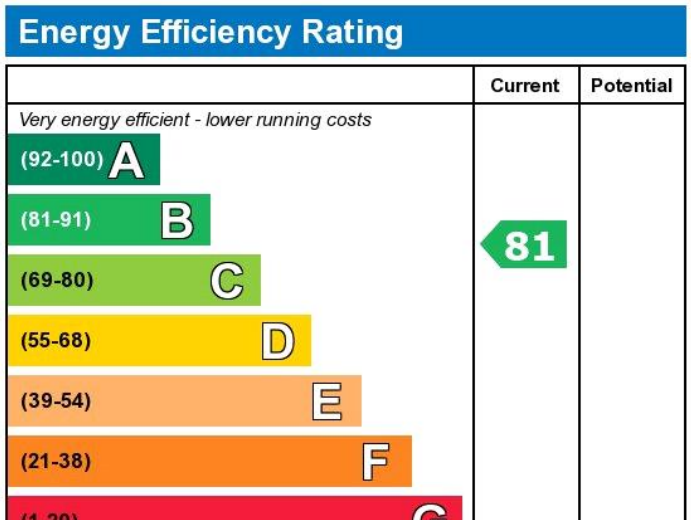












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