

Asking Price £70,000 | Leasehold

Braemar Close, Whiston L35 3TR

LEADERS







Key Features & Description

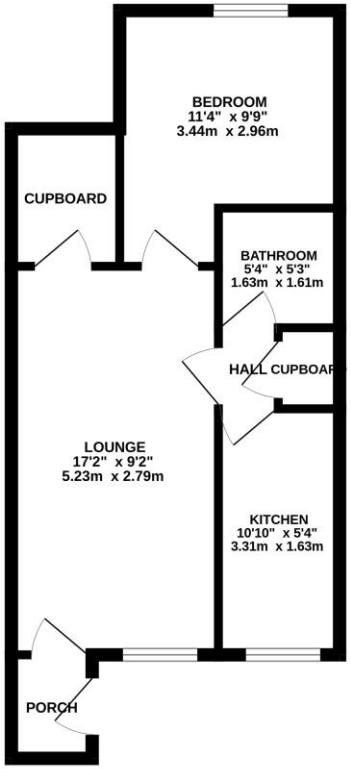
- • Attractive buy-to-let investment
- • Tenant in situ
- • Annual rental income £6,180
- • Spacious reception room
- • Large windows, natural light
- • Generous double bedroom
- • Private garden access
- • Close to public transport
- • Energy efficient EPC rating C
- • Council tax band A

Situated in Whiston, Prescot, L35 3TR, this well-maintained one-bedroom ground floor flat presents an outstanding buy-to-let investment opportunity. Offered in good condition throughout, the property currently benefits from a tenant in situ, generating an annual rental income of £6,180. Investors will appreciate the secure and immediate returns this property provides. Upon entry, you are welcomed by a spacious and inviting reception room, featuring large windows that fill the space with natural light, creating a bright and comfortable living environment. The flat includes a generous double bedroom, offering ample space for furnishings and relaxation. Completing the accommodation is a well-appointed bathroom. The separate reception room adds versatility to the living arrangement, ideal for hosting guests or unwinding after a busy day. Unique to this flat is direct access to a private garden, providing valuable outdoor space for personal enjoyment or tenant use—an attractive prospect for renters seeking both indoor comfort and a touch of nature. Conveniently located close to public transport links and local amenities, the property ensures excellent connectivity and easy access to nearby shops, schools, and services. With an EPC rating of C and council tax band A, the flat demonstrates both energy efficiency and cost-effectiveness. This property offers a turn-key investment in a desirable residential area, combining immediate rental income with long-term potential. Early viewing is recommended to avoid disappointment. Tenure: Leasehold


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GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 404 sq.ft. (37.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

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