

**BROCHURE**  
**1 Crosshal Street**  
**L16DQ**



A well-presented two-bedroom duplex apartment in Westminster Chambers is a stunning Grade II listed building that forms part of the world heritage site. The property comprises two floors, on the lower ground floor lies a kitchen, a bathroom and a double bedroom. In the upper floor, there is one living room and one bedroom. The latter two benefit from an exceptionally high ceiling and large double-glazed windows. The living room faces the view towards the Municipal Hotel. The property comprises electric central heating.

Great investment opportunity or for Homeowner!

Generating a net yield of 9%.

**Property features:**

The kitchen is fully equipped including a fridge, washing machine, dishwasher, electric hob, and extractor fan.

The first bedroom is furnished with an internal window, an electric wall heater, and a storage cupboard.

The bathroom is equipped with a heated towel radiator, low-level W/C, wash hand basin, and panel bath with shower over.

The upper floor is accessible via stairs from the lower floor and hosts the lounge featuring a television point.

The second bedroom features an electric wall heater.

The lounge and kitchen are lit with sun rays throughout the day.

(The property can be bought furnished or unfurnished).

Council Tax: C

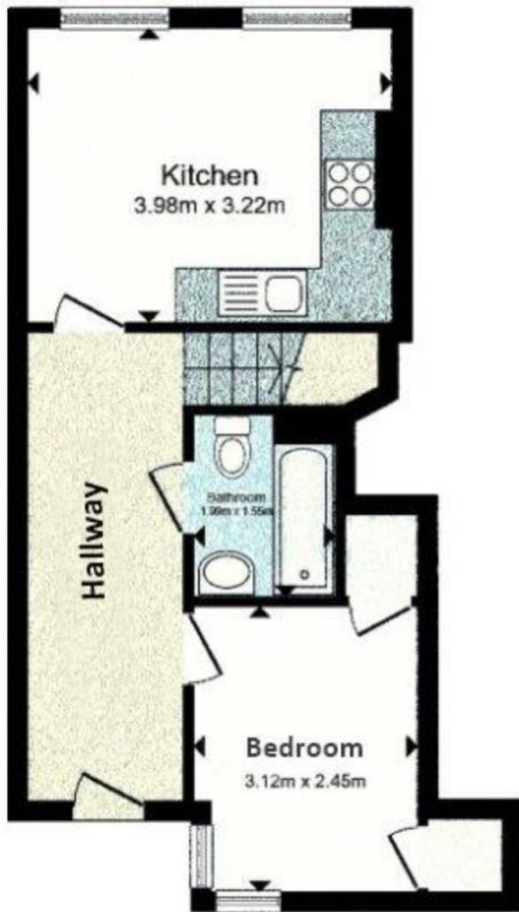
EPC EXEMPT: Listed building

Annual Ground Rent: £150.00

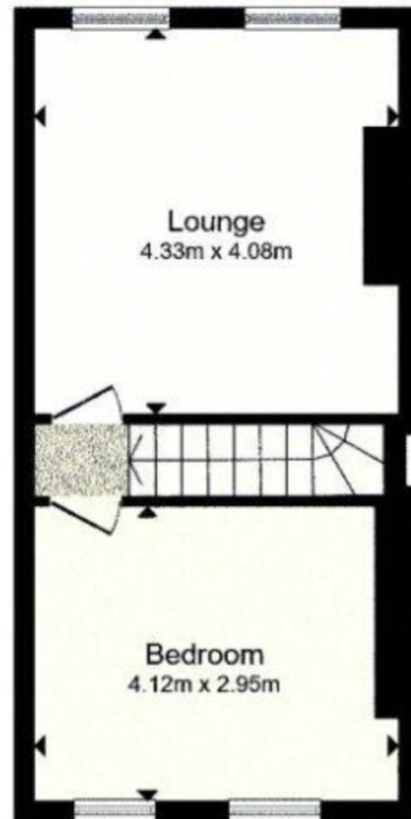
Annual Service Charge: £3,780.00

Current Length Of Lease Remaining: 232 Years

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**Ground Floor**



**First Floor**

