



Not to scale. For identification purposes only

- **Studio flat. Double glazing. Electric heating. Good condition.**

Description A studio flat within a purpose built block benefiting from double glazing, electric heating, allocated parking space, secure entry system, CCTV and secure communal gardens. The property would be suitable for immediate investment purposes with a potential rental income in excess of £4,500 per annum.

Situated Off Kensington High Street and Molyneux Road in an established location within easy reach of local amenities and less than 1 mile into Liverpool city centre.

Ground Floor Main Entrance Hallway.

First Floor Flat Hall, Open Plan Lounge/Bedroom, Kitchen, Bathroom/WC.

Outside Allocated parking space, communal gated gardens.