

LOT  
**96**

**Flat 22, Belvedere House, 2-4 Ullet Road, Liverpool L8 3SR**

**\*GUIDE PRICE £135,000+**



Not to scale. For identification purposes only

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- **Residential investment producing £9,540.00 per annum.**

**Description** A two bedroomed fourth floor penthouse apartment located in Belvedere House and which is currently let by way of an Assured Shorthold Tenancy producing £9,540.00 per annum. The property benefits from video secure entry system, lift access to all floors, double glazing, central heating and secure gated access to allocated parking at the rear.

**Situated** Fronting Ullet Road at its junction with Aigburth Road (A561) in a popular and well

established residential location within close proximity to local shopping amenities, Sefton Park,

schooling and approximately 2.5 miles from Liverpool city centre.

**Ground Floor** Communal Entrance Hallway.

**Fourth Floor Apartment** Hall, Lounge/Dining room, Kitchen, Master Bedroom with ensuite shower room/W.C, Bedroom 2, Bathroom/WC with walk in shower.

**Outside** Communal Gardens and parking to the rear.

**Joint Agent**

GVA

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