

LOT
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10 New Road Court, Liverpool L13 8EF

*GUIDE PRICE £15,000+



Not to scale. For identification purposes only

- **A first floor studio flat. Double glazing. Electric heating. Communal gardens and parking.**

Description A first floor studio flat within a purpose built block benefiting from double glazing and electric heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £3,600 per annum.

Situated Off New Road which in turn is off West Derby Road within close proximity close to local amenities, Schooling and approximately 4 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway.

First Floor Open Plan Lounge/Bedroom, Kitchen, Cloakroom, Shower Room/WC.

Outside Communal gardens and parking.