



# 36 Princes Court, 6 Croxteth Road, Liverpool L8 3UJ

GUIDE PRICE **£30,000+**\*

VACANT RESIDENTIAL

- A one bedroomed third floor flat
- Double glazing • Secure entry system
- Shared gardens • Garage

A vacant third floor studio apartment which following refurbishment would be suitable for investment purposes. The property benefits from double glazing, secure entry system, lift access to all floors and shared gardens.

**Situated** On Croxteth Road close to Princes Avenue and Princes Road in a popular and well established residential location within close proximity to local shopping amenities, Lark Lane, Sefton Park and approximately 3 miles from Liverpool City Centre.

**Ground Floor** Main Entrance Hallway.

**Third Floor Flat** - Hall, Lounge/Bedroom, Kitchen, Bathroom/WC.

**Outside** Shared Gardens, Garage

