

LOT  
25

41a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA

GUIDE PRICE **£25,000–£30,000\***

RESIDENTIAL INVESTMENT

- A residential investment producing £5,400.00 per annum
- Double glazing
- Central heating
- Balcony
- Communal parking

A two bedroom first floor duplex flat over second and third floors benefiting from double glazing, central heating, balcony and communal parking. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing £5,400.00 per annum.

**Situated** Fronting Croxteth Hall Lane in a popular residential location close to local amenities and approximately 6 miles from Liverpool city centre.

**Outside** Balcony, Communal Parking.

**EPC Rating** E

**Ground Floor** Main Entrance, Entry Stairwell to Second Floor Access Walkway.

**Second Floor Flat** Open Plan Lounge/Kitchen, Under Stairs Store Cupboard.

**Third Floor** Two Bedrooms, Bathroom/WC.

