

LOT
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Flat 7, 33 Princes Avenue, Princes Park, Liverpool L8 2UP

GUIDE PRICE **£30,000–£40,000***

VACANT RESIDENTIAL

- One bedroomed flat • Central heating • Partial double glazing

The property comprises a second floor one bedroom flat benefiting from partial double glazing to the rear and central heating. Following repair and modernisation the property would be suitable for occupation or investment purposes with a potential income in excess of £6,600 per annum.

Situated Fronting Princess avenue in a popular and well established residential location close to local amenities, Universities, Sefton Park and approximately 1 mile into Liverpool city centre and 2 miles to Liverpool One shopping facilities.

Note Ground Rent There is no Ground Rent payable Please note Sutton Kersh have not internally inspected the property all information has been provided by the vendor.

Ground Floor Main entrance hallway

Second Floor Flat Hall, Lounge/Kitchen, Bedroom, Bathroom/WC

Outside Communal gardens.

