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## 1308 Daniel House, Trinity Road, Bootle L20 3RG

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- Studio penthouse apartment • Double glazing
- Electric heating • Lift • Secure intercom system • 24 hour concierge

A studio penthouse apartment in a purpose built block benefiting from double glazing, electric heating, lift, secure fobbed communal entrance, secure intercom system, and 24 hour concierge. Gym facilities and rooftop bar/restaurant are currently also underway. The property is in good condition throughout and would be suitable for investment purposes with a potential income in excess of £5700 per annum.

**Situated** Fronting Trinity Road at its junction with Stanley Road close to local amenities, schooling, Hugh Baird College and approximately 4 miles from Liverpool city centre.

**Ground Floor** Main Entrance, Hallway.

**Top Floor** Open Plan Lounge/ Kitchen, Bedroom, Bathroom/ WC.

