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## Apartment 11, Stella Nova, Washington Parade, Bootle, L20 4TQ

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

• A second floor, two bed apartment • Within a purpose build block, benefitting from electric heating, double glazing, on site gym, roof garden and concierge

A second floor two bedroom apartment within a purpose built block benefitting from double glazing, electric heating, intercom system, lift, concierge, on site gym and roof garden available to all tenants. The property requires modernisation and is let by the way of an Assured Shorthold Tenancy to a long standing tenant producing a rental income of £5,820 per annum.

**Situated** On the intersection of Strand Road & Washington Parade opposite the Strand Shopping Centre and Bus Station and adjoining the train station. Liverpool city centre is approximately 3 miles away.

**Note** Sutton Kersh have not inspected the property internally.

**Ground Floor** Communal Entrance Hall

**Second Floor** Flat Living Room/Kitchen, Two Bedrooms, Bathroom/WC

