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## Flat 1, 51 Derby Lane, Liverpool L13 6QE

GUIDE PRICE **£40,000+**\*

RESIDENTIAL INVESTMENT

### Description

A one bedroom ground floor garden flat benefitting from double glazing, central heating, communal parking and gardens. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £5,400.00 per annum.

### Situated

Fronting Derby Lane just Off Queens Drive in a popular and well established residential location. Close to local amenities and transport links. Approx 4 miles from Liverpool city centre.

### Ground Floor

Entrance Hallway

**Flat** Kitchen/Lounge, Bedroom,  
Bathroom/WC

### Note

The flat has a long lease of 999 years starting in 1985. Service Charge – £42pcm Ground Rent – £25 per annum.

### Outside

Communal Parking and Gardens.

### EPC Rating

D.

