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**35**

## Flat 51 Willow Rise, Liverpool L33 8WZ

GUIDE PRICE **£25,000+\***

RESIDENTIAL INVESTMENT

### Description

A ninth floor two bedroom apartment benefiting from double glazing, electric heating, balcony, secure intercom system and parking. There is a lift service to all floors and a communal gym on the ground floor. The property is currently let by way of Assured Shorthold Tenancy producing a rental income of £4,800 per annum.

### Situated

Off Old Rough and within walking distance to Kirby town centre, local amenities and schooling. Approximately 10 minutes from Liverpool city centre.

### Ground Floor

Entrance Hall, Communal gym.

### Ninth Floor

**Flat** Living Room, Kitchen/Diner, two Bedrooms, Bathroom/WC, Balcony

### Outside

Communal parking.

