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**59**

## Apt 10 The Egerton, 49–51 Egerton Park, Birkenhead CH42 4RA

GUIDE PRICE **£45,000+\***

RESIDENTIAL INVESTMENT

### Description

A second floor one bedroom flat benefiting from double glazing and central heating. The property is currently tenanted on an Assured Shorthold Tenancy producing £4,800 per annum.

### Situated

Off Bebington Road (B5148) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Pyramids Shopping Centre.

### Ground Floor

Entrance Hall

### Second Floor

Flat Hall, Open Plan Living Room/Kitchen, Bedroom, Bathroom/WC

### Outside

Communal parking and gardens

### EPC Rating

C.

### Note

Please note Sutton Kersh have not internally inspected the property

