

LOT  
**115**

Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroomed first floor flat benefiting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £7,080.00 per annum.

### Situated

Off Smithdown Road in a popular and well established residential location within close proximity to local amenities, Sefton Park and approximately 4 miles from Liverpool city centre.

Ground Floor  
Main Entrance hallway.

First Floor  
Flat 3 Open plan Lounge/  
Kitchen, two bedrooms,  
Bathroom/WC with walk in  
shower

Outside  
Communal yard.

EPC Rating  
D.

