

LOT  
**131**

## Flats 1 and 2, 38 Kremlin Drive, Liverpool L13 7BY

GUIDE PRICE **£100,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three-storey double fronted end of terrace converted to provide three self-contained flats benefiting from double glazing, central heating and off road parking. The flats are let by Assured Shorthold Tenancies producing a combine income of £9,600 per annum. The basement flat has been sold off separately and is the next lot offered.

### Situated

Off Queens Drive in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway.

### First Floor

**Flat 1** Lounge, Kitchen/Diner, Bedroom, Bathroom/WC.

### Second Floor

**Flat 2** Lounge, Kitchen/Diner, Bedroom, Bathroom/WC.

### Third Floor

Two Bedrooms (one with en-suite shower room/WC)

### EPC Rating

Flat 1 – C  
Flat 2 – D

### Outside

Private Yard, Driveway with parking.

### Joint Agent

Atlas Estate Agents

