

LOT  
**44**

## Flat 1–3, 37 Kremlin Drive, Liverpool L13 7BU

GUIDE PRICE **£125,000+\***

RESIDENTIAL INVESTMENT

### Description

A substantial three storey end of terrace property converted to provide three self contained flats (two × one bed and one × two bed). The property benefits from double glazing, central heating and gardens. The property is currently let producing a rental income of £14,700 per annum. There is potential to increase the rental income.

### Situated

Off Queens Drive (A5058) in a popular and well established residential location, close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway.

**Flat 1** Lounge, Kitchen,

Bathroom/WC, Two Bedrooms

### EPC Rating

Flat 1 – E

Flat 2 – E

Flat 3 – E

### First Floor

**Flat 2** Lounge, Kitchen,

Bathroom/WC, One Bedroom

### Note

Sutton Kersh have not internally inspected this property and all information has been provided by the vendor.

### Second Floor

**Flat 3** Lounge, Kitchen,

Bedroom, Bathroom/WC

### Outside

Front and Rear Gardens

