

LOT  
**35**

195 Rathbone Road, Wavertree, Liverpool L13 1BB

GUIDE PRICE **£80,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two-storey corner property comprising two × two bedroomed self-contained flats benefiting from double glazing and central heating and each with their own separate entrance. Both flats are currently let by way of Assured Shorthold Tenancies producing £9,886.60 per annum

### Situated

Fronting Rathbone Road on the corner of Oceanic Road in a popular and well-established location within walking distance to Edge Lane Retail Park and approximately 3 miles from Liverpool city centre.

### Ground Floor

**Flat 1** Hall, Open Plan Kitchen/ Dining room, Lounge, two Bedrooms, Shower room/WC

### First Floor

**Flat 2** Hall, Lounge/Kitchen, two Bedrooms, Shower room/WC (Not Inspected)

### Outside

Yard to Rear.

### EPC Rating

**Flat 1 D. Flat 2 D**

### Council Tax Band

**Flat 1 A. Flat 2 A**

### Note

Sutton Kersh have only inspected Flat 1 and the details for flat 2 have been provided by the vendor.

### Joint Agent

PME Estates

