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Apt 219, St Cyprians Student Hall, 90 Durning Road, Liverpool L7 5NH

GUIDE PRICE **£38,000+**\*

RESIDENTIAL INVESTMENT

### Description

A second floor student studio flat within a converted former church benefitting from double glazing, electric heating, intercom system, common room, laundry, lift access and 24 hour CCTV. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,150 Per annum.

### Situated

Fronting Durning Road close to its junction with Edge Lane (A5047) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Liverpool city centre.

### Ground Floor

Communal Entrance, Hall,  
Common Room, Laundrette

### Second Floor

**Flat** Open Plan Bedroom/Study  
Area/Kitchen/Living Room,  
Shower Room/WC.

### EPC Rating

C

### Council Tax Band

A

### Note

Sutton Kersh have not inspected the property internally and all details have been provided by the vendor.

