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**39**

## Flat 39 Willow Rise, Roughwood Drive, Liverpool L33 8WZ

GUIDE PRICE **£22,500+**\*

VACANT RESIDENTIAL

### Description

A vacant seventh floor two bedroom apartment benefiting from double glazing, electric heating, balcony access and a secure intercom system. There is a lift service to all floors and a gym on the ground floor. The property would be suitable for investment purposes with a potential rental income of approximately £6,600 per annum.

### Situated

Off Old Rough Lane within walking distance to Kirby town centre, local amenities and schooling. Approximately 10 miles from Liverpool city centre.

### Ground Floor

Entrance Hall, Lift Access, Gym

### Seventh Floor

Flat Hall, Two Bedroom (One with En-Suite Shower Room/WC), Living Room, Kitchen/Diner with Balcony Access, Bathroom/WC

### EPC Rating

C

### Council Tax Band

A

