

LOT  
**137**

Apts 1-3, 2 Brainerd Street, Liverpool L13 7GB

GUIDE PRICE **£195,000+**\*

RESIDENTIAL INVESTMENT

### Description

Residential investment producing £19,800 per annum 3 x 2 Bedroom self contained apartments within a block of 4 with the benefit of double glazing, electric heating and gated communal parking. The apartments are all currently let by way of Assured Shorthold Tenancies at a rental of £19,800 per annum.

### Situated

On the corner of Brainerd Street and Green Lane in a popular and well established residential location close to local amenities and approximately 4.5 miles from Liverpool City Centre.

### Ground Floor

Main entrance hallway

### First Floor

**Flat 1** - Hall, Open Plan Lounge/ Kitchen, 2 Bedrooms, Bathroom/ W.C.

**Flat 2** - Hall, Open Plan Lounge/ Kitchen, 2 Bedrooms, Bathroom/ W.C with separate shower.

### Second floor

**Flat 3** - Hall, Open Plan Lounge/ Kitchen, 2 Bedrooms, Bathroom/ W.C.

### Outside

Communal gated parking. N.B The ground floor retail unit 'Betfred' has been sold separately and is not included in the sale

### Council Tax Band

APT 1 - A  
APT 2 -  
A APT 3 -A

### EPC Rating

APT 1 - C  
APT 2 - TBC  
APT 3 - TBC



### Joint Agent

Sid Vance & Co

