

LOT  
**55**

## Flats 81a & 81b Liverpool Road, Crosby, Liverpool L23 5TD

GUIDE PRICE **£125,000+**\*

RESIDENTIAL INVESTMENT

### Description

A residential investment opportunity comprising two × one bedroomed self-contained flats accessed via a separate front entrance and benefiting from double glazing, central heating and secure intercom entry system. Both flats are currently let by way of Assured Shorthold Tenancies at a rental of £12,720 per annum. The ground floor retail unit has been sold off separately and is not included within the sale.

### Situated

Fronting Liverpool Road close to the junction of York Road, opposite Merchant Taylors Independent School within walking distance to Crosby town centre amenities and 7 miles from Liverpool city centre.

### Ground Floor

Main entrance

### First Floor

**81a** Open plan Lounge/Kitchen, Bedroom, Bathroom/WC

### Second Floor

**81b** Open plan Lounge/Kitchen, Bedroom, Bathroom/WC

### EPC Rating

**81a** D. **81b** D

### Note

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

