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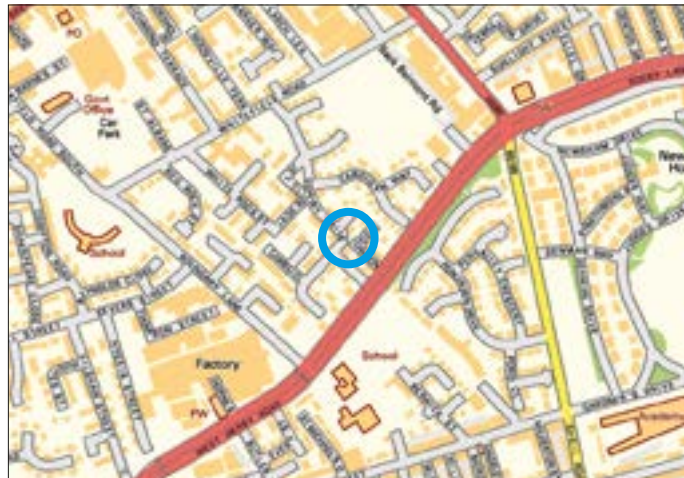
## 12 Mayfair Close, Anfield, Liverpool L6 5JS

RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £25,000–£30,000**



A purpose built first floor studio flat benefiting from double glazing and electric heating and communal gardens and parking. The property is currently let by way of an Assured Shorthold Tenancy producing £4800.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Conwy Drive and West Derby Road in a popular and well established residential location within close proximity to local amenities approximately 3 miles from Liverpool city centre.

**Ground Floor**  
Main Entrance Hallway

**First Floor**  
**Flat** Lounge/Bedroom, Dressing Room, Shower/WC, Kitchen.

**Outside**  
Communal Gardens and parking.

**EPC Rating** F.