

LOT

35

Flat 8 Mill View, Rutter Street, Liverpool L8 6AG

*GUIDE PRICE £32,000+

- **Two bedroom second floor flat**
- **Producing £5,400 per annum**

Description A tenanted second floor flat let under an Assured Shorthold Tenancy at £450 pcm (£5,400 per annum). The property is in good order throughout and benefits from double glazing and electric heating.

Situated From Mill Street to Northumberland Street, into Southwell Street, Rutter Street and into Mill View in the district of Toxteth approximately 1 mile south of Liverpool city centre.

Second Floor Hall, Two Bedrooms, Bathroom/WC, Separate WC, Living Room, Kitchen with fitted base and

wall units, built in oven and hob. Electric wall heaters.

Note The flat is leasehold for a term of 125 years from 2012 with a ground rent of £250 per annum which is fixed for 10 years. The service charge is approximately £900 per annum.

