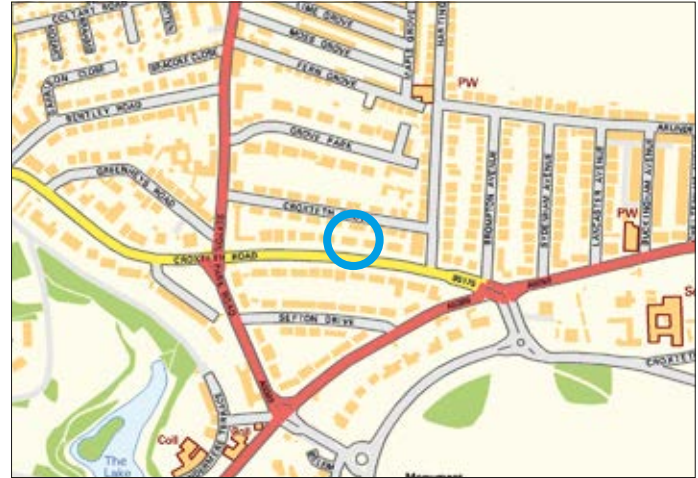


LOT

18

# Flats 1, 2 & 4, 22 Croxteth Grove, Liverpool L8 0RX

\*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

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- **Part-let residential investment producing £5,780 per annum.**

**Description** A three storey Victorian double fronted semi detached property converted to provide five self contained flats. Two of the flats No 3 & 5 have been sold off separately on a long leasehold. We are selling Flats, 1, 2 and 4 (one two-bed and two one-bed) together with the Freehold Interest. Two of the flats are currently let by way of Assured Shorthold Tenancies at a rental of £5,780 per annum. Flat 1 is vacant. When fully let the potential annual rental income being in excess of £9,380 per annum. **We are offering Flats 3 and 5 in this auction as the next lot Number.**

**Situated** Off Hartington Road which in turn is off Croxteth Road in a popular and well established residential location within close proximity to local amenities, Schooling, Sefton and Princes Park and approximately 3 miles from Liverpool city centre.

**Ground Floor Flat 1** Hall, Lounge, Kitchen, two

Bedrooms, Bathroom/WC Side Entrance  
**Flat 2** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**First Floor Flat 4** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**Outside** Communal yard and parking for several cars