

LOT  
**19**

# Flats 3 & 5, 22 Croxteth Grove, Liverpool L8 0RX

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **Two long leasehold flats. Both let producing a combined income of £8,760 per annum.**

**Description** A three storey Victorian double fronted semi detached property converted to provide five self contained flats. Three of the flats 1, 2 and 4 have been sold off separately. We are selling Flats 3 & 5 (two two-bed) on a long Leasehold. The flats are currently let by way of Assured Shorthold Tenancies at a rental of £8,760 per annum.

**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.

**Second Floor Flat 5** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

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

**First Floor Flat 3** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC