

LOT  
**25**

# Apt 5 Willow Rise, Roughwood Drive, Liverpool L33 8WZ

\*GUIDE PRICE £25,000–£35,000



Not to scale. For identification purposes only

- **A first floor two bed apartment. Double glazing. Electric heating. 24hr security. Gated access with parking.**

**Description** A first floor two bedroomed apartment benefiting from double glazing, electric heating, a balcony, secure intercom system, 24 hour security and it is privately gated with allocated parking. There is a lift service to all floors and a gymnasium to the ground floor. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes. The potential rental income is in excess of £5,400 per annum.

**Situated** Off Old Rough Lane within walking distance to Kirkby town centre, local amenities, schooling and approximately 10 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway.

**First Floor Flat** Hall, Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC, Balcony.

**Outside** Allocated Parking.

**EPC Rating** D