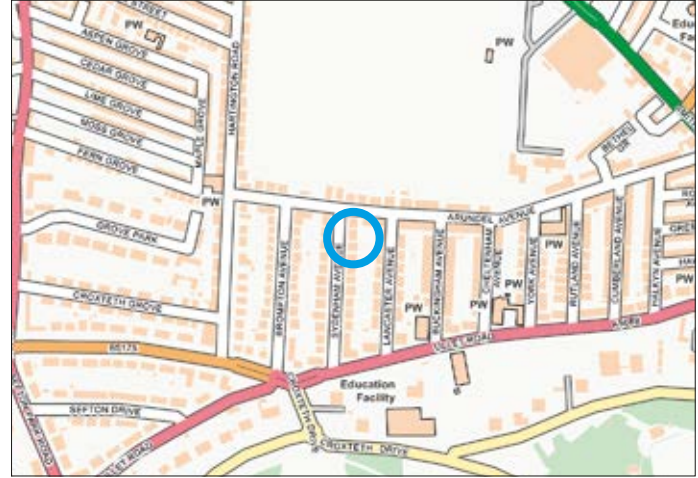


LOT  
**58**

# Flat 1a, 40–42 Sydenham Avenue, Liverpool L17 3AX

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **Residential investment producing £4,260 per annum. Secure entry system.**

**Description** A pair of three storey dormer style semi-detached properties converted to provide seven self-contained flats which are all on separate leases by way of a 125 years with a ground rent of £190.00 per annum with 10 yearly RPI increase. The service charge is £40.00pcm. We are offering Flat 1A. Flat 1B is the next lot to be offered. The flat benefits from a secure entry system and is currently let by way of an Assured Shorthold Tenancy at a rental of £4,260.00 per annum.

**Situated** Fronting Sydenham Avenue between Arundel Avenue and Ullet Road in a popular residential location within walking distance to Sefton Park and approximately 2 miles south of Liverpool city centre.

**Ground Floor** Main Entrance  
Hallway

**First Floor Studio Flat 1A**  
Lounge/Bedroom, Kitchen,  
Bathroom/WC

**Outside** Communal gardens. On street parking.