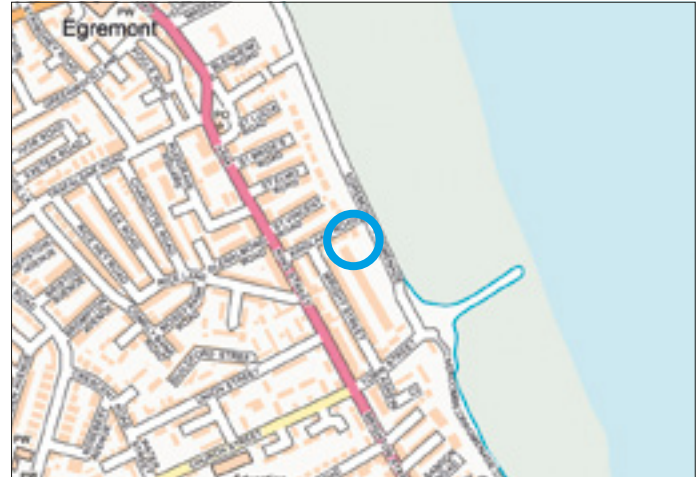


LOT

75

27a Egremont Promenade, Wallasey, Merseyside CH44 8BG

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **A 1 bed top floor flat. Double glazing. Electric heating.**

Description A vacant one bedroomed top floor flat within a semi-detached house and would be suitable for occupation or investment purposes. The property benefits from double glazing and electric heating and has a potential rental income of approximately £5400.00 per annum.

Situated Fronting Egremont Parade and accessed via Kingslake Road in a popular and well established location with fantastic views overlooking the River Mersey and within close proximity to local shopping amenities, schooling and transport links.

Ground Floor Main Entrance Hallway

Second Floor Flat Hall, Lounge, Bedroom, Bathroom/WC, Kitchen/Diner.

Outside Communal Gardens.