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**Apt 101, St Cyprians Student Hall, 90 Durning Road, Liverpool L7 5NH**

GUIDE PRICE **£38,000+\***

VACANT RESIDENTIAL

### Description

A vacant first floor student studio flat within a converted former church benefitting from double glazing, electric heating, intercom system, common room, laundry, lift access and 24 hour CCTV. The property would be suitable for investment purposes and we have been advised the flat has previously been let producing £7,395 per annum.

### Situated

Fronting Durning Road close to its junction with Edge Lane (A5047) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Liverpool city centre.

### Ground Floor

Communal Entrance, Hall,  
Common Room, Laundrette

### First Floor

Flat Open Plan Bedroom/Study  
Area/Kitchen/Living Room,  
Shower Room/WC.

