

LOT  
**132**

## Garden Flat, 38 Kremlin Drive, Liverpool L13 7BY

GUIDE PRICE **£45,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroom garden flat within a converted town house benefitting from double glazing, central heating and exclusive off road parking with driveway. The property has its own separate side entrance as well. The property is currently let by way of an AST at a rental of £5940.00 per annum. The property has a 125 year lease with a low service charge and no ground rent – please refer to the legal pack for further details

### Situated

Off Queens Drive in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

### Basement Flat

Accessed via Separate Side Entrance  
Hall, Shower/WC, Kitchen, two Bedrooms, Lounge

### Outside

Private Yard, Driveway with parking.

