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# Apt 3, 12 Croxteth Grove, Liverpool L8 0RX

\*GUIDE PRICE £75,000+



- **A second floor 2 bed self-contained flat. Partial double glazing. Central heating. Intercom system.**

**Description** The freehold interest together with a second floor two bedroomed self-contained flat within a 3 storey semi-detached property arranged over three levels. The property benefits from partial double glazing, central heating, intercom system front, rear gardens and driveway. Flats 1 and 2 have been sold off separately by way of long Leaseholds. The ground rent is £200 per annum per flat.



Not to scale. For identification purposes only

**Situated** Off Croxteth Road in a popular and well established residential location within close proximity to local amenities, Schooling and Sefton Park.

**Ground Floor** Main entrance hallway.

**Second Floor Flat 3** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

**Outside** Front and rear gardens and driveway.