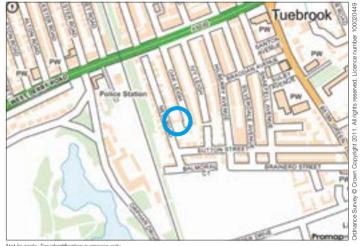
## 10 New Road Court, Liverpool L13 8EF \*GUIDE PRICE £15,000+



• A first floor studio flat. Double glazing. Electric heating. Communal gardens and parking.

**Description** A first floor studio flat within a purpose built block benefiting from double glazing and electric heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £3,600 per annum.



Not to scale. For identification purposes only

Situated Off New Road which in turn is off West Derby Road within close proximity close to local amenities, Schooling and approximately 4 miles from Liverpool City Centre.

**Ground Floor Main Entrance** Hallway.

First Floor Open Plan Lounge/

Bedroom, Kitchen, Cloakroom, Shower Room/WC.

**Outside** Communal Gardens and Parking.