



- **A ground floor studio flat. Double glazing. Electric heating. Communal gardens and parking.**

**Description** A ground 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.

**Outside** Communal Gardens and Parking.

**Ground Floor** Main Entrance Hallway. **Flat** Open Plan Lounge/Bedroom, Kitchen, Cloakroom, Shower Room/WC.