

LOT  
**82**

# Apt 33 Daniels House, Trinity Road, Liverpool L20 3RG

\*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

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- **A 2 bedroomed apartment. Double glazing. Electric heating. 24 Hour concierge**

**Description** A first floor modern 2 bedroomed apartment within a new development benefiting from double glazing, electric heating, lift, secure fobbed communal entrance, secure intercom system, and 24 hour concierge. Gym facilities and rooftop bar/restaurant are currently also underway. The property would be suitable for immediate investment purposes with a potential gross rental income in excess of £7,200 per annum.

**Situated** On the corner of Stanley Road and Trinity Road within close proximity to local amenities, Hugh Baird College, Strand Shopping Centre, transport links and approximately 3.5 miles from Liverpool City Centre.

**Ground Floor** Main Entrance Hallway.

**First Floor** Apartment

Hall, 2 Bedrooms (both with en-suite Wet Room/WC) Open Plan Lounge/Kitchen/Diner.

**Note** The apartment is known as Number 113 in the development plan which will be referred to in the legal documents.