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## Flat 2, Willow Rise, Roughwood Drive, Liverpool L33 8WZ

GUIDE PRICE **£23,000+\***

RESIDENTIAL INVESTMENT

### Description

A ground floor two bedroom apartment benefiting from double glazing, electric heating, a balcony, secure intercom system and parking. There is a lift service to all floors and a gym on the ground floor. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,800 per annum.

### Situated

Off Old Rough Lane within walking distance to Kirkby town centre, close to local amenities, schooling and approximately 10 miles from Liverpool city centre.

### Ground Floor

Entrance Hall, Lift Access, Gym.

### Council Tax Band

A

### Ground Floor

Flat Hall, Living Room/  
Kitchen, two Bedrooms (one with en-suite), Bathroom/WC,  
Balcony

### Outside

Parking

### EPC Rating

E

