

LOT  
**83**

## Apt 44 Gilmartin Grove, Liverpool L6 1EG

GUIDE PRICE **£85,000+**\*

RESIDENTIAL INVESTMENT

### Description

A ground floor two bedroom apartment within a purpose-built block benefiting from double glazing, electric heating, a secure intercom entry system and allocated parking. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £9,540 per annum.

### Situated

Off Walker Street which in turn is off West Derby Road (A5049) in a popular and well established residential location close to local amenities, schooling and within walking distance to Liverpool city centre amenities and transport links.

### Ground Floor

Main Entrance, Hallway.

**Flat Hall**, Open Plan Lounge/

Kitchen, two Bedrooms,

Bathroom/WC.

### Outside

Allocated Parking.

### EPC Rating

C

### Council Tax Band

B

