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## Flat 34 Willow Rise, Roughwood Drive, Liverpool L33 8WZ

GUIDE PRICE **£20,000+**\*

RESIDENTIAL INVESTMENT

### Description

A seventh floor two bedroom apartment benefiting from double glazing, electric heating, balcony access and a secure intercom system. 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 which is producing £6,600 per annum.

### Situated

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

### Ground Floor

Entrance Hall, Lift Access, Gym

### Seventh Floor

Flat Hall, Two Bedrooms, Living Room/Kitchen/Diner with Balcony Access, Bathroom/WC

### Note

Please note that Sutton Kersh have not inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.

### EPC Rating

D

### Council Tax Band

A

