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**42**

## Flat 14 Broughton Hall Road, Liverpool L12 9JS

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

### Description

A self-contained first floor studio flat within a purpose-built block. The property benefits from double glazing, parking and communal gardens and would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

### Situated

Off Grange Avenue which in turn is off Yew Tree Lane in a popular residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 5.5 miles away.

### Ground Floor

Communal Entrance Hall.

### First Floor

**Studio** Open Plan Lounge/  
Kitchen/Bedroom, Bathroom/  
WC.

### Outside

Car Parking, Communal Gardens.

### EPC Rating

E

### Council Tax Band

A

