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# 1 Cavendish Gardens, Devonshire Road, Liverpool L8 3TH

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

## Description

A one bedroomed ground floor self-contained flat benefitting from double glazing, central heating, intercom system, parking and communal gardens. The flat would be suitable for investment purposes with a potential rental income of approximately £8,400 per annum.

## Situated

Off Devonshire Road in a popular and well-established residential area close to local amenities, schooling and transport links and is a short walk to Princes Park. The property is approximately 2 miles from Liverpool city centre.

## Ground Floor

Communal Entrance Hall  
**Flat** Hall, Shower Room/WC,  
Open Plan Living Room/Dining  
Room/Kitchen, Bedroom

## Note

Please note there are  
approximately 75 years left on  
the lease

## Outside

Parking, Communal Gardens

## EPC Rating

E

## Council Tax Band

A

