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Apt 23 Colemans Building, 37 Park Road, Toxteth, Liverpool L8 6RF

GUIDE PRICE **£36,000+\***

RESIDENTIAL INVESTMENT

**Description**

A third floor studio apartment within a converted warehouse and benefitting from double glazing, electric heating and a secure entry intercom system. There is a lift service to all floors. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £8,400 per annum.

**Situated**

Fronting Park Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1 mile from Liverpool city centre and is a 15-minute walk to the Baltic Market.

**Ground Floor**

Main Entrance Hallway

**Joint Agent**

Atlas Estates

**Third Floor**

**Flat** Open Plan Living Room/  
Kitchen/Bathroom/Bedroom

**EPC Rating**

E

**Council Tax Band**

A

