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107

## 17 Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF

GUIDE PRICE **£70,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroom third floor flat currently let by way of an Assured Shorthold Tenancy producing a rental income of £10,200 per annum. The property benefits from double glazing, secure intercom entry system, lift access to all floors and electric heating.

### Situated

This property is situated only a minute's walk from Bootle New strand and close to transport links to the city centre.

### Ground Floor

Main Entrance Hallway

### EPC Rating

E

### Third Floor

Flat Open Plan Lounge/Kitchen,  
Bathroom/WC, two Bedrooms

### Council Tax Band

A

### Tenure

**Leasehold** 250 years from 17th  
May 2016

**Ground Rent** £200 per annum

**Service Charge** £377 per month  
from July – December 2025.

The vendor has advised that  
this is expected to decrease  
to approximately to £277 per  
month from 2026

### Tenure

Leasehold

