

LOT
26

9 Grassendale Court, Grassendale Road, Liverpool L19 0NJ

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A two bedroomed third floor apartment within a purpose-built block benefiting from double glazing, electric heating, a garage, secure entry intercom and communal gardens and parking. The property would be suitable for investment purposes with the potential rental income being approximately £9,300 per annum. The garage could also be let separately producing a rental income of £1,200 per annum bringing the potential rental income to £10,500 per annum. The vendor also advises that the building has just had a complete new roof, all works completed in Jan of 2025.

Situated

Off Grassendale Road which in turn is off Aigburth Road in a popular and well-established residential location within close proximity to Aigburth Road amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

EPC Rating

D

Third Floor

Flat Vestibule, Hall, two Bedrooms, Lounge, Kitchen, Bathroom/WC.

Council Tax Band

A

Lease Details

999 years from 1st January 1975

Ground Rent Peppercorn

Service Charge £1,200 per annum

Outside

Garage, Communal Gardens and Parking.



Tenure
Leasehold

