

LOT  
**49**

**8b Southwell Place, Liverpool L8 6UJ**

**GUIDE PRICE £45,000+\***

VACANT RESIDENTIAL

### Description

A one bedroom third floor flat benefitting from double glazing, secure intercom system and communal gardens. The property is in need of a scheme of refurbishment works and once complete would be suitable for investment purposes with a potential rental income of approximately £6,600 per annum.

### Situated

Off Northumberland Street in a well-established residential location within a short walking distance to The Baltic Market and other popular and local amenities and approximately 2 miles from Liverpool city centre.

### Ground Floor

Entrance Hallway,

### Third Floor

Flat Hallway, Lounge, Kitchen, Bedroom, Bathroom/WC.

### Outside

Communal Gardens.

### EPC Rating

TBC

### Council Tax Band

A

### Lease Details

Leasehold for a term of 125 years from 30th April 1984

### Tenure

Leasehold

### Joint Agent

Entwistle Green

