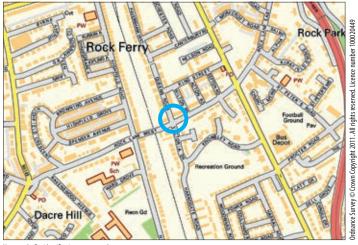
## 8 Royal Court, 30–44 Rock Lane West, Birkenhead CH42 1NF RESIDENTIAL INVESTMENT GUIDE

**GUIDE PRICE £40,000+** 



A two bedroomed first floor apartment currently let by way of an Assured Shorthold Tenancy producing £5,220 per annum. The property is in good order throughout and benefits from double glazing and central heating, newly fitted kitchen and decoration.



Not to scale. For identification purposes only

**Situated** On Rock Lane West close to its junction with Queens Road in a popular and well established residential location within close proximity to local amenities and transport links.

**Ground Floor** Main Entrance Hallway.

**First Floor Flat** Hall, Lounge/ Kitchen, two Bedrooms, Bathroom/ WC.

**Outside** Communal Gardens & Parking.