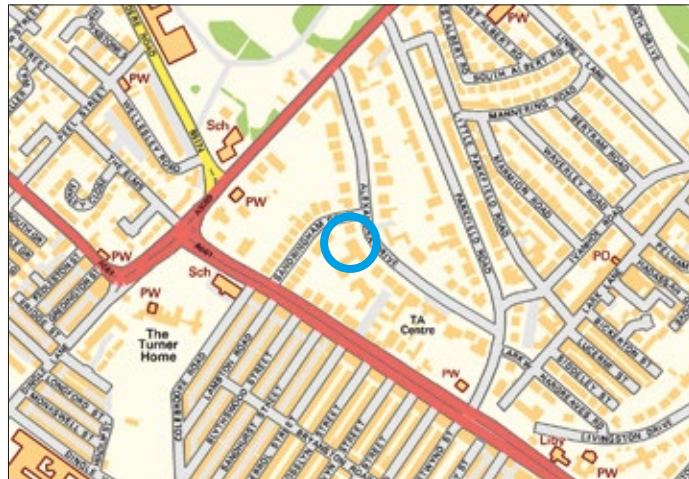


LOT  
**46**

# Flat 12, 16 Alexandra Drive, Sefton Park, Liverpool L17 8TD

\*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- **Residential investment producing £6,300 per annum. Benefiting from double glazing, central heating, secure entry system and service lift to all floors**

**Description** A one bedroomed second floor apartment within a converted detached Victorian property currently let by way of an Assured Shorthold Tenancy at a rental of £6,300 per annum. The property benefits from double glazing, central heating, secure entry system, service lift to all floors, secure gated access and communal gardens and parking. It has also had a new boiler in June 2015, new bathroom tiling and has been rewired with new lighting as per landlord regulations. The property is in good order throughout.

**Situated** Fronting Alexandra Drive in a popular and well established residential location within close proximity to Aigburth Road and Lark Lane amenities, Sefton Park, Schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main Entrance Vestibule and Hallway

**Second Floor Flat** Hall, Lounge, Kitchen, Bedroom, Shower room/WC

**Outside** There is secure gated access to the building, communal gardens, and communal parking.

**Note** Leasehold for 140 years from 2014. Ground rent of £95.00 per year