



Not to scale. For identification purposes only

- **Residential investment producing £3,600 per annum. Double glazing. Electric heating**

**Description** A ground floor one bedroomed flat within a converted three storey property and currently let by way of an Assured Shorthold Tenancy at a rental of £3,600 per annum. The property benefits from double glazing and electric heaters.

**Situated** Off Boswell Street which in turn is off Knowles Road within close proximity to local amenities, Schooling and transport links approximately 4 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway **Flat** Hall, lounge, Kitchen, Bedroom, Bathroom/WC

**Outside** Communal Yard to the rear.

**Note** We have been advised that the tenant has expressed an interest in extending their tenancy agreement for a further 6 months.

**Buyer's fee** Please note the buyer's fee for this property is £625+VAT.