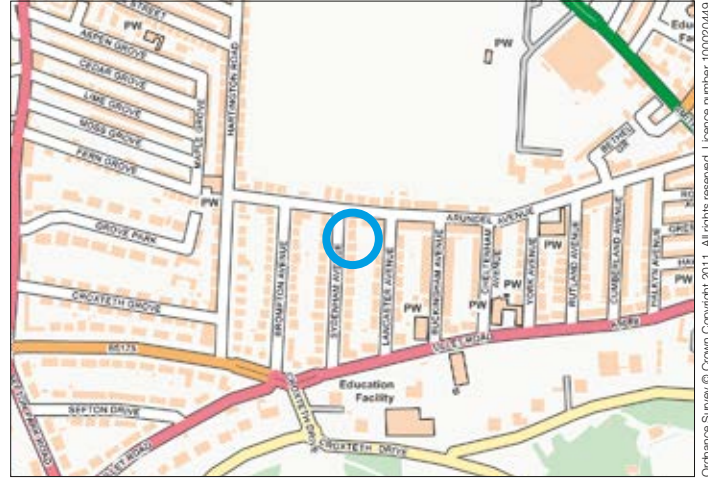


LOT
59

Flat 1b, 40–42 Sydenham Avenue, Liverpool L17 3AX

*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **Residential investment producing £6,000 per annum. Secure entry system. Central heating.**

Description A pair of three storey dormer style semi-detached properties converted to provide seven self-contained flats which are all on separate leases by way of a 125 years with a ground rent of £190.00 per annum with 10 yearly RPI increase. The service charge is £50.00pcm. We are offering Flat 1B. The flat benefits from a secure entry system and central heating and is currently let by way of an Assured Shorthold Tenancy at a rental of £6,000.00 per annum.

Situated Fronting Sydenham Avenue between Arundel Avenue and Ullet Road in a popular residential location within walking distance to Sefton Park and approximately 2 miles south of Liverpool city centre.

Ground Floor Main Entrance Hallway

First Floor Flat 1B Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

Outside Communal gardens. On street parking.