

LOT

54

# 3 Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Ground floor apartment currently producing £5,940.00 per annum.**

**Description** A two bedroomed ground floor apartment in a new development which is currently let by way of an Assured Shorthold Tenancy producing £5,940.00 per annum. The property is in good order throughout and benefits from double glazing, electric wall heaters, modern kitchen and secure intercom system.

**Situated** In a prominent position at the junction of Stanley Road and Marsh Lane, within walking distance of Bootle New Strand shopping centre, transport links and New Strand Train Station.

**Ground Floor** Entrance Hallway.

**Apartment 3** Hall, Open Plan Lounge/Kitchen, two Bedrooms, Cloakroom, Bathroom/WC.