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## Flat 8 Woolton Court, 27-37 Woodvale Road, Woolton L25 8RY

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

### Description

A first floor two bedroomed flat within a purpose built block benefiting from intercom system, communal gardens and electric heating. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation or investment purposes with a potential rental income of approximately £6,600 per annum.

### Situated

Off Halewood Drive in a popular and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 8.5 miles away.

### Ground Floor

Communal Entrance Hall

### Council Tax Band

A

### First Floor

Flat Hall, Open Plan Living Room/Kitchen with Juliet Balcony, Two Bedrooms, Shower Room/WC

### Outside

Communal Gardens, Parking

### EPC Rating

TBC

