

LOT  
**103**

Flat 10, 165 Roxburgh Street, Bootle, Merseyside L20 9NH

GUIDE PRICE **£40,000+**\*

RESIDENTIAL INVESTMENT

### Description

A top floor two bed roomed self-contained flat within a purpose built block benefiting from double glazing, central heating, an allocated parking space and a balcony. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £7,500 per annum.

### Situated

Off Goodall Street in a popular residential location close to local amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway.

### Top Floor

Flat Hall, Open Plan Lounge/  
Kitchen, two Bedrooms,  
Bathroom/WC.

### Outside

An Allocated Parking Space,  
Balcony.

### EPC Rating

C

### Council Tax Band

A

