

LOT  
**37**

ON BEHALF OF THE RECEIVERS

## Flat 6, 5 Victoria Road, Tuebrook, Liverpool L13 8AL

GUIDE PRICE **£25,000+\***

RESIDENTIAL INVESTMENT

### Description

A one bedroomed second floor self-contained flat within a three storey detached property comprising six flats in total. The property benefits from electric heating and gardens to the front and rear. Flat 6 is let to a company until March 2029 producing a rental income of £4,500 per annum. Please note that Flats 1, 2, 3, 4 and 5 are not included in the sale

### Situated

Off West Derby Road in a popular and well established residential location close to local amenities, Newsham Park, transport links, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

**Flat 1** Not included in the sale

**Flat 2** Not included in the sale

### First Floor

**Flat 3** Not included in the sale

**Flat 4** Not included in the sale

### Second Floor

**Flat 5** Not included in the sale

**Flat 6** Living Room/Kitchen, Bedroom, Bathroom/WC

### Outside

Front and Rear Gardens.

### EPC Rating

**Flat 6** TBA

### Council Tax Band

A

### Note

Please note that Sutton Kersh have not inspected the property internally, details have been provided by the vendor and accommodation has been assumed. Interested parties are advised to rely on their own enquiries

