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# Flat 1, 19 Sandon Street, Toxteth, Liverpool L8 7NS

GUIDE PRICE **£100,000+**\*

RESIDENTIAL INVESTMENT

## Description

A 1 bedroomed ground floor duplex apartment within a Grade II listed building which is currently let by way of an Assured Shorthold Tenancy producing a rental income of £8,700 per annum. The property benefits from economy 7 heating, intercom system, most of it's original period features and a communal rear yard and parking space.

## Situated

Off Upper Parliament Street and Falkner Square in the popular Georgian Quarter within walking distance to the city centre, Women's Hospital and many of the university buildings.

## Ground Floor

Main Entrance Hallway  
**Flat** Hall, Open Plan Lounge/  
Kitchen.

## Council Tax Band

A

## Lower Ground

One Bedroom, Bathroom/WC,  
Store Room/Utility

## Outside

Communal rear yard and one  
parking space.

## EPC Rating

F

