

LOT  
**24**

Flat 5, 10 Livingston Avenue, Liverpool L17 4JA

GUIDE PRICE **£75,000–£80,000\***

VACANT RESIDENTIAL

### Description

A second floor self-contained one bed roomed apartment within a terraced building which is in close proximity to Lark Lane and Sefton Park. The property benefits from double glazing, central heating and a secure intercom system and following a scheme of modernisation works it would be suitable for occupation or investment purposes with a potential rental income of approximately £10,200 per annum.

### Situated

Off Lark Lane in a popular and well established residential location close to Bars, Restaurants, local amenities, Sefton Park and approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway.

### Second Floor

Flat Hall, Living Room, Kitchen,  
Bedroom, Bathroom/WC.

### EPC Rating

TBC.

### Council Tax Band

A

