

LOT
33

9/11 St. Ambrose Grove, Liverpool L4 2RL

GUIDE PRICE **£220,000+***

RESIDENTIAL INVESTMENT

Description

A pair of three storey dormer style middle terraced properties which have been converted to provide five × one bedroomed self-contained flats. The property is currently fully let by way of Assured Shorthold Tenancies producing in excess of approximately £26,640 per annum. The property benefits from double glazing, gas wall heaters and central heating.

Situated

Off Breck Road (A580) in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Flat 2 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

First Floor

Flat 3 Hall, Lounge, Kitchen, Bedroom, Bathroom, Separate WC

Flat 4 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor

Flat 5 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Outside

Communal Yard to the rear.

EPC Ratings

Flat 1 C. Flat 2 C. Flat 3 C. Flat 4 E. Flat 5 C

Council Tax Bands

Flat 1 A. Flat 2 A. Flat 3 A. Flat 4 A. Flat 5 A



Note

Sutton Kersh have only inspected Flat 3.