

LOT  
**49**

61 Lenthall Street, Liverpool L4 5TN

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey corner property converted to provide three self-contained flats benefitting from double glazing, central heating and a secure intercom entry system. The property is in good condition and is fully let by way of Assured Shorthold Tenancy agreements producing a rental income of £17,700 per annum.

### Situated

Off County Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway  
Flat 1 Lounge, Shower Room/  
WC, Bedroom, Kitchen

### First Floor

Flat 2 Lounge, Shower Room/  
WC, Bedroom, Kitchen

### Second Floor

Flat 3 Lounge/Bedroom,  
Bathroom/WC, Kitchen

### Outside

Yard to Rear

### EPC Rating

Flat 1 C. Flat 2 D. Flat 3 D

### Council Tax Band

Flat 1 A. Flat 2 A. Flat 3 A

### Tenure

Freehold

