

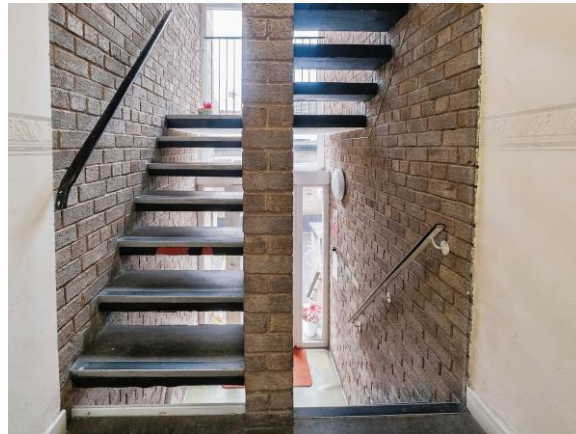


Grassendale Court, Liverpool L19 0NJ

welcome to

Grassendale Court, Liverpool

This one bedroom purpose built apartment is an excellent investment opportunity Rented at £635 pcm this is a good ROI even though we believe it to be below the area average although this is a long standing tenant and they are looking to remain in residence Still a reasonable return on investment



**Entrance Communal Hall
Lounge/diner/ Kitchen**

13' 7" x 13' 2" (4.14m x 4.01m)

Window to the front,

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, electric oven, electric hob with extractor hood over.

Bedroom One

8' 6" x 9' (2.59m x 2.74m)

Window to the rear.

Shower Room

Shower cubicle, wash hand basin, W.C, tiled walls.

External

Communal gardens and communal parking.



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welcome to

Grassendale Court, Liverpool

- Excellent investment opportunity
- One bedroom purpose built apartment
- Current rental income £635 pcm
- Long standing tenant
- The tenant is looking to remain

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT121328 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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