



Roughwood Drive | | Kirkby | L33 8XE

£39,995



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** ATTENTION INVESTORS! ** 12% YIELD! ** CASH BUYERS ONLY **

IDEAL INVESTMENT OPPORTUNITY - GROUND FLOOR APARTMENT FOR SALE WITH SITTING TENANT!

Don't miss out on this fantastic opportunity to acquire a realistically priced ground floor apartment, being sold with a current sitting tenant. This property offers a lucrative rental income of £625 PCM, resulting in an impressive 12% yield.

- INVESTMENT OPPORTUNITY - 12% YIELD
- One Bedroom Ground Floor Apartment
- Communal Gardens
- Tenant currently paying £650pcm
- Off Road Parking
- Walking Distance of Town Centre

Lounge

Kitchen

Bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band A
EPC Rating C

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