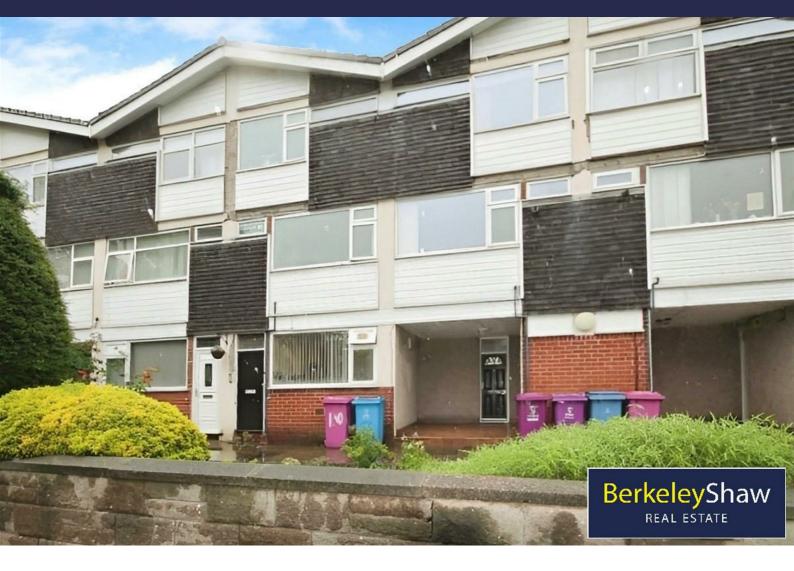
## BerkeleyShaw

REAL ESTATE



## 150 Woolton Road, Allerton, L19 5NH

## Offers Over £55,000

Attention Investors and First-Time Buyers!

Berkeley Shaw Real Estate presents this ground floor studio apartment in a popular residential area of Liverpool. With excellent local amenities and superb transport links, this property is perfectly positioned for commuters and offers a fantastic opportunity for those looking to get on the property ladder or grow their investment portfolio.

The accommodation comprises a welcoming entrance hall, modern kitchen, generous shower room, and a spacious living/bedroom area with a convenient fold-out bed. The property also benefits from rear garden space, adding to its appeal.

Currently tenanted and producing a gross annual income of £4,800 (£400pcm) the apartment offers significant potential for increased returns, with a market rental value of £6,300 per annum (£525pcm).

The apartment is available with a sitting tenant or alternatively vacant possession.

The apartment is leasehold with 947 years remaining and is offered to the market with no onward chain.

This is a highly attractive, low-maintenance investment opportunity or an affordable first home in a desirable location. Viewing is strongly recommended to appreciate all it has to offer.







