



### 7A Rock Grove, Liverpool, L13 2DY

**£70,000**

Alpha-move are delighted to offer this one bedroom first floor flat in Rock Grove L13, close to schools, local amenities and major transport links. The flat is situated in a group of purpose built flats with a main communal front access, rear access to communal garden, communal hallway, private flat door, internal hallway, utility room, bathroom, living room, kitchen and bedroom, with central heating and double glazing. Currently the flat is let on an Assured shorthold tenancy basis at £6600pa. This flat will not be sold with vacant possession, so should appeal to Landlords, investors and cash buyers.



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### Entrance Hall

13'2" x 3'1" (4.03 x 0.95)

Radiator, composite door.

### Utility

6'5" x 5'5" (1.97 x 1.67)

Gas meter, radiator

### Bathroom

7'0" x 6'7" (2.14 x 2.02)

Bath with shower over, low level wc, wash hand basin, towel radiator, upvc window to front aspect.

### Bedroom

12'6" x 10'0" (3.82 x 3.07)

Fitted wardrobes, radiator, upvc window to rear aspect.

### Living Room

15'5" x 10'10" (4.72 x 3.32)

Radiator, upvc window to rear aspect.

### Kitchen

10'10" x 5'10" (3.32 x 1.79 )

Kitchen comprises of various wall and base units, combi boiler, radiator, upvc window to front aspect.

