



## Residential Investments

# Flat 3 The Laurels, 62 St. Marys Road, Huyton, Liverpool, Merseyside L36 5ST

25

**\*GUIDE PRICE:**

**£45,000 - £55,000** (plus fees)

### BUY TO LET INVESTMENT WITH A 10% RENTAL YIELD POTENTIAL

Set in a desirable location, this fantastic self contained one bedroom ground floor apartment with vacant possession with the potential of achieving £500 pcm rental a perfect buy to let or owner occupier property. The accommodation comprises communal entrance, entrance hall, open plan living space comprising lounge with kitchen area, double bedroom and a three piece bathroom. There is also off road parking onsite and communal gardens.

**LOCATION:** The property occupies a convenient and quiet position benefitting from a short walk to the local amenities of Huyton Village and railway station. Also ideally located close to excellent transport and travel network facilities.

**Tenure:** See Legal Pack

**Local Authority:** Knowsley Metropolitan Borough Council

**Energy Performance Certificate (EPC):** Current Rating C (79)

### Additional Fees

**Buyer's Premium:** £2200 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.