

LOT  
**92**

## Flats 1, 2 & 3, 97 Moses Street/429 Mill Street, Liverpool L8 4SY

GUIDE PRICE **£190,000+\***

RESIDENTIAL INVESTMENT

### Description

A substantial corner property converted to provide three flats (one × three bed, one × two bed and one × one bed) benefiting from double glazing and central heating. Two of the flats are currently let producing a rental income of £11,700 per annum however the tenants are due to vacate. When fully let the potential rental income would be approximately £21,600 per annum. There is also potential to convert to an Airbnb subject to the necessary planning consents.

### Situated

Fronting Moses Street and on the corner Mill Street in popular and well-established residential area close to local amenities, schooling and good transport links. Approximately 2 miles from Liverpool city centre.

### Ground Floor

Communal Entrance Hall  
**Flat 1** Hall, Lounge, Kitchen/  
Diner, Bathroom/WC, Bedroom.

### First Floor

**Flat 2** Hall, Lounge/Kitchen, two  
Bedrooms, Bathroom/WC.

### Second Floor

**Flat 3** Hall, Open plan Lounge/  
Kitchen, three Bedrooms,  
Bathroom/WC.

### Outside

Rear Yard.

### EPC Rating

**Flat 1 D. Flat 2 C. Flat 3 E**

### Council Tax Band

A



### Note

Sutton Kersh have not carried out an internal inspection of Flat 2, the details have been provided by the vendor.

### Joint Agent

Find Your Eden

