

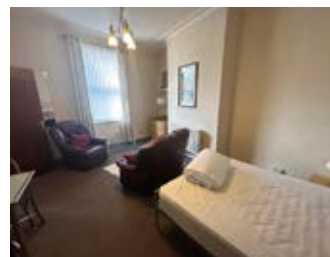


Description

A residential investment opportunity part let producing £20,800 with a potential of over £30,000 when fully let. The property comprises a three storey end of terraced property converted to provide six self-contained fully furnished flats benefiting from double glazing, central heating and secure intercom video system entry system. To the rear there is secure gated yard with parking for three cars. Four of the flats are currently tenanted by way of rolling contracts and producing a rental income of £20,800 per annum. Once fully let, the potential rental income would be in excess of £30,000 per annum. We have been advised by the vendor that the tenant of Flat 6 has given notice to vacate between 15th – 30th September 2024.

Situated

Off Belvidere Road in a popular and well-established location within close proximity to local shopping amenities, Princes and Sefton Park, schooling and transport links. Approximately 2.5 miles from Liverpool city centre and less than 2 miles from The Baltic Triangle.



Ground Floor

Main Entrance Hallway, Access to Cellar.

Flat 1 Lounge/Bedroom, Kitchen, Bathroom/WC.

Flat 2 Lounge/Bedroom, Kitchen, Bathroom/WC (vacant)

First Floor

Flat 3 Lounge/Bedroom, Kitchen, Bathroom/WC.

Flat 4 Lounge/Bedroom, Kitchen, Bathroom/WC (vacant)

Second Floor

Flat 5 Lounge, Kitchen, Stairs to bedroom, Bathroom/WC, Utility Room.

Flat 6 Lounge/Bedroom, Kitchen, Shower Room/WC.

EPC Ratings

Flat 1 D. Flat 2 D. Flat 3 D. Flat 4 D. Flat 5 E. Flat 6 C.

Council Tax Bands

A

Outside

Rear Yard and Secure Parking for Three Cars.