

LOT
98

Flat 4a Station Road, Ainsdale, Southport, Merseyside PR8 3HS

GUIDE PRICE **£95,000+***

RESIDENTIAL INVESTMENT

Description

A first floor self contained and separately accessed 2 bedroom, 2 bathroom flat benefitting from double glazing and central heating. The property is currently let by the way of an assured shorthold tenancy producing a rental income of £8904.00 per annum, however the tenant is due to vacate on 7th May. Following modernisation, the property would be suitable for residential investment purposes or potential use as an Air BnB subject to any necessary consents. If used as a residential investment the potential rental income would be approximately £10,200 per annum. We are advised the total floor area is approximately 770 sq ft.

Situated

Fronting Station Road in a popular residential location close to local amenities and transport links. Southport town centre is approximately 3.5 miles away.

Ground Floor

Entrance Hall.

Lounge 16'0" × 14'6" (4.88m × 4.42m)

Bedroom 1 12'8" × 11'7" (3.86m × 3.53m)

Bedroom 2 12'5" × 8'10" (3.78m × 2.69m)

First Floor

Flat Hall, Living Room/Dining Room, Two Bedrooms, One with Study Area leading to Bathroom/WC, Kitchen

Approximate measurements

Kitchen 14'0" × 6'2" (4.27m × 1.88m)

EPC Rating

D

Council Tax Band

A



Note

Please note as well as leasehold owner, there is a 7th share of the Freehold Ltd company included in the sale (Stable properties Station Road).

Tenure

Leasehold

