



A SUBSTANTIAL DOUBLE FRONTED EXTENDED DETACHED PROPERTY PROVIDING 7 APARTMENTS WITH A RENTAL INCOME OF £37,000 PER ANNUM

Description A substantial double fronted extended detached property converted to provide 7 apartments (3 x 2 bedrooms and 4 x 1). At the time of our inspection 6 of the apartments are currently let by way of Assured Shorthold Tenancies at a rental of £33,120 per annum. When fully let the potential annual rental income is in excess of £37,000. The property benefits from partial double glazing, central heating, secure intercom system, communal gardens and off road parking.

Situated Fronting Island Road off Clarendon Road in a popular and well established residential location within close proximity to Garston Sports Centre, Garston Village amenities and approximately 5 miles from Liverpool City Centre.

No 36 - Ground Floor Main Entrance Hallway. **Flat 1** - Hall, Lounge, Kitchen, 2 bedrooms, Shower room/W.C. **Flat 2** - Hall, Lounge, Kitchen, 2 bedrooms, Bathroom/W.C.

First Floor
Flat 3 - Hall, Lounge, Kitchen, 1 bedroom,

Bathroom/W.C.

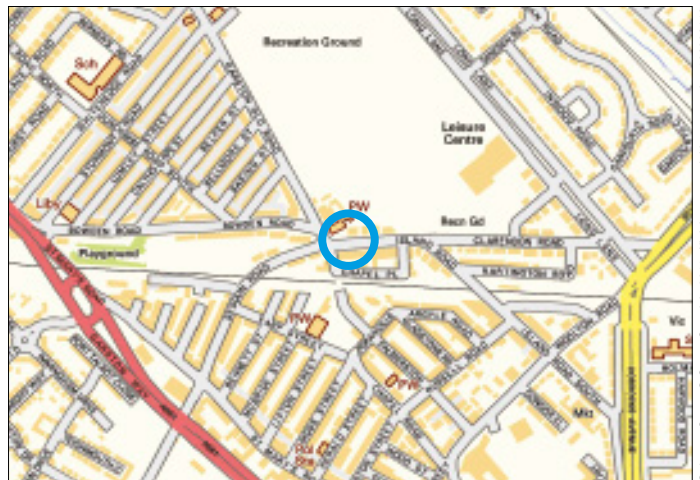
Flat 4 - Hall, Lounge, Kitchen, 2 bedrooms, Bathroom/W.C.

Second Floor Flat 5 - Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C.

No 38 - Ground Floor Separate Side entrance **Flat 1** - Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 2** - Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C.

Outside

Communal gardens front and rear, Off road parking.



Not to scale. For identification purposes only

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ADDRESS	RENT PCM	TENANCY
Flat 1, 36 Island	£ 450.00	Holding over
Flat 2, 36 Island	£ 455.00	Holding over
Flat 3 36 Island	£ 315.00	Holding over
Flat 4, 36 Island	£ 415.00	Holding over
Flat 5, 36 Island	£ 375.00	Assured Shorthold Tenancy beginning April 2015
Flat 1 38 Island Rd	£ 375.00	Assured Shorthold Tenancy beginning January 2015
Flat 2, 38 Island Rd	£ 375.00	Holding over