

LOT
40

56–74 Conwy Drive, Liverpool L6 5JP

***GUIDE PRICE £225,000+**



Not to scale. For identification purposes only

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- **Ten unfinished studio apartments together with land with potential.**

Description A freehold detached purpose built block arranged as eight studio flats to the ground and first floor, together with two further studios to the second floor which have recently been converted and require finishing works. There is land to the side with the potential to extend the property or potentially redevelop to provide residential accommodation, subject to any necessary consents. Works have already been started to include double glazing throughout. The property is back to bear brick and suitable for a number of uses, subject to any necessary consents. Once completed into 10

studio apartments, the property has a potential rental income of approximately £52,000 per annum based on one bedroom LHA rates. Planning ref: 15F/2683

Situated The property is situated in the residential area of Fairfield approximately 2 miles from the shops and amenities of Liverpool city centre.

Ground Floor Main Entrance
Hallway Studios 1,2,3 and 4.

First Floor Studios 5,6,7 and 8.

Second Floor Studios 9 and 10

Outside Communal Gardens,
land with off road parking