



### Description

A residential investment opportunity producing a current income of £32,940.00 per annum with a potential income of £43,200.00 per annum. A substantial three storey detached Victorian manor house converted to provide six × one bedroomed self-contained apartments. There is space for approximately 6 cars to the front of the property.

### Situated

On the corner of Aigburth Road and Sandringham Drive within a designated conservation area close to local amenities, Lark Lane, Sefton Park, Princes Park and approximately 3 miles from Liverpool city centre.

### Ground Floor

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

**Flat 2** Lounge, Kitchen, Bedroom, Bathroom/WC.

### First Floor

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

**Flat 4** Lounge, Kitchen, Bedroom, Bathroom/WC.

### Second Floor

**Flat 5** Lounge, Kitchen, Bedroom, Bathroom/WC.

**Flat 6** Lounge, Kitchen, Bedroom, Bathroom/WC.

### Outside

Car parking for approx 6 cars.

Flat #	Rental Income
1	£445pcm
2	£450pcm
3	£475pcm
4	£475pcm
5	£450pcm
6	£450pcm
<b>Total</b>	<b>£2,745pcm (£32,940 per annum )</b>