



Description

A residential investment opportunity currently producing £26,700 per annum. The property comprises a substantial semi-detached house converted to provide four self-contained flats (two × one bed, one × two bed and a Studio) together with one letting room which at the time of our inspection were all fully let by way of Assured Shorthold Tenancies. The property benefits from double glazing and central heating, secure entry income system and digital access system.

Situated

Off Aigburth Road (A561) in a very popular and well-established location close to local amenities, Cressington Railway Station, The Otterspool Promenade, Schooling and approximately 6 miles from Liverpool city centre.



Ground Floor

Main Entrance Hallway.
Flat 1 Lounge/Bedroom, Kitchen, Bathroom/WC.
Flat 2 Open plan Lounge/ Kitchen, Bedroom, Bathroom/ WC.

Half Landing

One Room with Kitchenette and Shower/WC.

First Floor

Flat 3 Open plan lounge/kitchen, two bedrooms, bathroom/WC.

Second Floor

Flat 4 Lounge, kitchen, bedroom, bathroom/WC.

Outside

Yard to the rear.

EPC Rating

Flat 1 – D. Flat 2 – C.
Flat 3 – C. Flat 4 – E.

Atlas Estate Agents



Description	Size/Area	Rent	Lease Type	Start Date	Expiry Date	Comments
Flat 1	1 bedroom	£400pcm	AST	01/04/17	—	Studio, tenancy started in April 2017 and is now periodic.
Flat 2	1 bedroom	£475pcm	AST	20/03/21	19/03/22	
Flat 3	2 bedroom	£600pcm	AST	01/04/17	—	Tenancy started in April 2017 and is now periodic.
Flat 4	1 bedroom	£450pcm	AST	01/12/20	30/11/21	
Lettable Room	1 bedroom	£300pcm	AST	01/05/21	31/10/21	Room only, rent includes all bills, tenancy is periodic.
TOTAL	6 bedroom	£26,700pa	—	—	—	—