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# 53 Belmont Drive, Newsham Park, Liverpool L6 7UP

GUIDE PRICE **£100,000+\***

RESIDENTIAL INVESTMENT

## Description

A substantial three storey semi-detached property comprising five self-contained flats, three × one bed and two studio apartments. Three are currently let by way of rolling contracts producing a rental income of approximately £13,520 per annum. When fully let the potential income is £20,000 per annum however there is potential for an increase once refurbished. The property benefits from partial double glazing, new insulation and communal gardens. The property is sold subject to a long leasehold interest for a term of 99 years with 24 years remaining. Potential purchasers should make their own enquiries with Liverpool City Council to extend the lease or purchase the freehold. The property will only sell to cash buyers.

## Situated

Off Newsham Drive in a popular and well-established residential location within walking distance to Tuebrook amenities, Newsham Park, schooling and transport links. Approximately 4 miles from Liverpool city centre.

## Ground Floor

Main Entrance Hallway  
**Flat 5** Open Plan Lounge/  
 Kitchen, Bedroom, Shower  
 room/WC.  
**Flat 6** Lounge/Bedroom,  
 Kitchen, Bathroom/WC

## First Floor

**Flat 4** Lounge/Bedroom,  
 Kitchen, Bathroom/WC  
**Flat 3** Open Plan Lounge/  
 Kitchen, Bedroom, Shower  
 room/WC.



## Second Floor

**Flat 1** Lounge, Bedroom with  
 WC, Kitchen, Shower.

## Outside

Front and Rear Gardens.  
 Driveway

## EPC Rating

**Flat 1 E Flat 3 D Flat 4 E Flat 5  
 C Flat 6 C**

## Council Tax Band

**Flats 1–6 All Band A**