

LOT
52

16 Kremlin Drive, Liverpool L13 7BY

GUIDE PRICE **£225,000+***

VACANT RESIDENTIAL

Description

A three storey double fronted end terraced property converted to provide five self-contained flats (four × one bedroomed and one × two bedroom) The property benefits from double glazing, central heating, off road parking and gardens. 1 flat is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £4,800 per annum. The tenant has been served notice to vacate (dated 13/02/24). The property has until recently been fully let and following a scheme of refurbishment works the potential rental income is approximately £35,000 per annum.

Situated

Off Queens Drive in a popular and well-established area close to local amenities, Tuebrook shopping, Newsham Park, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

Ground Floor

Main Entrance Hall

Flat 1 Hall, Living Room,
Kitchen, Bedroom, Shower
Room/WC

Flat 2 Hall, Living Room,
Kitchen, Bedroom, Shower
Room/WC

First Floor

Flat 3 Hall, Living Room,
Kitchen, Bedroom, Shower
Room/WC

Flat 4 Hall, Living Room,
Kitchen, Bedroom, Shower
Room/WC



Second Floor

Flat 5 Hall, Living Room,
Kitchen, two Bedrooms, Shower
Room/WC

Outside

Yard to rear

EPC Rating

Flat 1 TBC. **Flat 2** C. **Flat 3** D.
Flat 4 TBC. **Flat 5** TBC

Council Tax Band

Flat 1 A. **Flat 2** A. **Flat 3** A. **Flat 4**
A. **Flat 5** A