

LOT
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Briarley House, Flats 1–6, 5 Woolton Road, Garston L19 5ND

GUIDE PRICE **£350,000+***

RESIDENTIAL INVESTMENT

Description

An investment opportunity currently fully let producing £35,100 per annum. The property comprises a modern four storey block of six self-contained flats (three × two and three × one bed) benefitting from double glazing, electric heating, secure gated private access with parking and secure intercom entry system. The flats are all currently tenanted producing a rental income of £35,100 per annum and there is potential to increase the rental income to the current market value.

Situated

Fronting Woolton Road in a popular residential location, close to local amenities, shopping, schooling and transport links. Liverpool city centre is approximately 5.5 miles away.

Ground Floor

Main entrance hallway.

Flat 1 Open Plan Lounge/
Kitchen, Bathroom/WC, two
Bedrooms one with ensuite/WC

Flat 2 Open plan lounge/kitchen,
Bathroom/WC, Bedroom

First Floor

Flat 3 Open plan lounge/kitchen,
Bathroom/WC, Bedroom

Flat 4 Open Plan Lounge/
Kitchen, Bathroom/WC, two
Bedrooms one with ensuite/WC

Second Floor

Flat 5 Open plan lounge/kitchen,
Bathroom/WC, Bedroom

Flat 6 Open Plan Lounge/
Kitchen, Bathroom/WC, two
Bedrooms one with ensuite/WC

Outside

Secure gated access with rear
parking.

EPC Rating

Flat 1 D. Flat 2 C. Flat 3 TBC.
Flat 4 TBC. Flat 5 C. Flat 6 D



Council Tax Band

A

Joint Agent

Core Property Management

