

LOT  
**61**

## Flats 1-4, 28 Croxteth Road, Liverpool L8 3SQ

GUIDE PRICE **£275,000+\***

RESIDENTIAL INVESTMENT

### Description

A residential investment opportunity part let producing a rental income of approximately £18,240 per annum (approximately £37,000 per annum when fully let). The property comprises a substantial three storey semi-detached period house converted to provide six self-contained flats. We are selling Flats 1-4 (two × one bedroom and two × two bedrooms). The property benefits from central heating, a secure intercom entry system, communal gardens and off road parking to the front and allocated parking to the rear. Flat 2 has its own private rear garden. Two of the flats are currently let by way of Assured Shorthold Tenancy Agreements. Flats 5 and 6 are NOT included in the sale and have been sold off separately

### Situated

Off Sefton Park Road in a very popular and well established residential location close to Sefton Park, Princes Park, local amenities, schooling and approximately 2 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

**Flat 1** Hall, Open Plan Lounge/  
Kitchen, Bedroom, Bathroom/  
WC.

**Flat 2** two Bedrooms, stairs down to: Open Plan Lounge/Kitchen/  
Diner, Bathroom/WC (with walk-

in shower). This flat has private rear garden.

### First Floor

**Flat 3** Hall, Open Plan Lounge/  
Kitchen, Bedroom, Bathroom/  
WC.

**Flat 4** Hall, Open Plan Lounge/



Kitchen, Bedroom, Bathroom/  
WC.

### Outside

Front garden with parking.  
Private garden and allocated  
parking to the rear

### EPC Rating

C

### Council Tax Band

A