# 7 Queens Road, Birkenhead, Merseyside CH42 1QY RESIDENTIAL INVESTMENT

Guide price **£125,000+** 



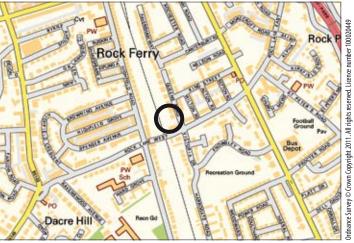
A residential investment currently let producing £19,440 per annum. The property comprises four self-contained flats (two two-bedroom, one one-bedroom, one three-bedroom) arranged over ground, first and second floors together with a self contained garden flat. The property benefits from double glazing and central heating.

#### Situated

Queens Road runs directly off Kings Road close to New Chester Road, Rock Ferry approximately 2 miles away from Birkenhead town centre.

#### **Ground Floor**

Main entrance to communal hall **Ground Floor Flat** Hall, lounge, kitchen, bathroom, bedroom. Let by way of Assured Shorthold Tenancy producing £325pcm.



Not to scale. For identification purposes only

#### **Ground Floor Garden Flat**

Lounge, kitchen, bathroom, two bedrooms, access to rear garden. Let by way of Assured Shorthold Tenancy producing £395pcm.

## **First Floor**

**First Floor Flat** Hall, lounge, kitchen, bathroom, three bedrooms, access to rear garden. Let by way of Assured Shorthold Tenancy procuding £450pcm.

### Second Floor

**Second Floor Flat** Hall, lounge, kitchen, bathroom, two bedrooms. Let by way of Assured Shorthold Tenancy producing £450pcm.

#### Outside

Front drive and rear garden.