

On Behalf of the LPA Receivers

LOT

84

**Flats 1-4, 123 Hartington Road, Toxteth, Liverpool L8 0SF**

**RESIDENTIAL INVESTMENT**

Guide price **£125,000 +**



Not to scale. For identification purposes only

**A residential investment currently producing £4,500 per annum. The property comprises a three storey semi detached building originally constructed as a single family home but has more recently been converted to provide four self contained flats. There are front and rear gardens linked by a concrete driveway with two lock up garages within the rear garden. The property benefits from central heating.**

#### **Situated**

The property is situated fronting Hartington Road which runs between Croxteth Road and Smithdown Road in a popular residential area, conveniently

placed for comprehensive amenities with good road and public transport links to Liverpool city centre. Both Princes and Sefton Parks are within easy walking distance.

#### **First Floor**

**Flat 1** – Hall, living room, kitchen, bedroom, bathroom/WC.

**Flat 2** (duplex) – GF – living room, kitchen FF – bedroom, bathroom/WC.

#### **First Floor**

**Flat 3** – Hall, living room/kitchen, bedroom, bathroom/WC.

#### **Second Floor**

**Flat 4** – Hall, living room/kitchen, bedroom, bathroom/WC.

#### **Outside**

Front & rear gardens, 2 lock up garages.

#### **Tenancies**

Flat 1 – VACANT

Flat 2 – VACANT

Flat 3 – £375.00 pcm

Flat 4 – VACANT

The original fixed term Assured Shorthold Tenancies have expired and the tenants are holding over under Statutory Periodic Tenancies.