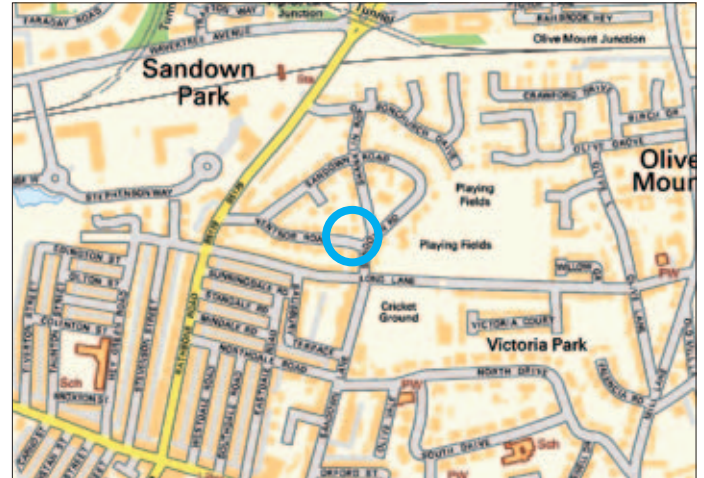


LOT
2

66 Sandown Road, Wavertree, Liverpool L15 4JD

RESIDENTIAL INVESTMENT

GUIDE PRICE £200,000+



Not to scale. For identification purposes only

A residential investment producing £20,700 per annum. The property comprises a detached period building converted to provide five self-contained one-bedroom flats benefiting from central heating. Currently all flats are let. There is the opportunity to convert the basement which is partly fitted as a 1 bedroom flat with separate access, however this would be subject to the necessary planning consents.

Situated The property is situated fronting Sandown Road at its junction with Ventnor Road, within the popular residential suburb of Wavertree within close proximity to local amenities.

Basement
Not Inspected.

Outside
Car parking for 6 cars (approx) and rear yard.

FLAT	ACCOMMODATION	TENANCY	RENT PCM
1 – Ground Floor	Bedroom, Living Room, Kitchen, Bathroom	Assured Shorthold Tenancy	£325.00
2 – Ground Floor	Hall, Bedroom, Living Room, Kitchen (lower ground floor), Bathroom	Assured Shorthold Tenancy	£350.00
3 – First Floor	Hall, Bedroom, Living Room, Kitchen, Bathroom	Assured Tenancy	£350.00
4 – First Floor	Hall, Bedroom, Living Room, Kitchen, Bathroom	Assured Tenancy	£350.00
5 – Second Floor	Hall, Shower Room, Bedroom, Living Room, Kitchen	Assured Tenancy	£350.00