



- **Residential investment producing in excess of £30,000 with potential to produce £35,000 per annum when fully let**

**Description** A freehold three storey plus basement Georgian style mid town house converted to provide five self contained flats (2 x 2 bedroom and 3 x 1 bedroom). The property is currently let to 4 tenants and when fully let produces in excess of £30,000 per annum. It benefits from individual central heating, rear car parking and a secure entry intercom system. The tenants have been in situ for over 5 years. Potentially the annual rental income could be increased to in excess of £35,000.

**Situated** Fronting Falkner Square in the Georgian Quarter in Town in a sought after location overlooking Falkner Square Gardens and within easy reach of Liverpool University and the City Centre.

**Basement Flat E** - Hall, Lounge, 2 Bedrooms, Kitchen, Bathroom with Walk In Shower

**Ground Floor** Main Entrance Hallway

**Flat A** Lounge, Kitchen, Bathroom/WC, Bedroom

**First Floor Flat B** Lounge, Kitchen, Bedroom, Bathroom/WC

**Second Floor Flat C** Lounge, Kitchen, Bedroom, Bathroom/WC with Walk In Shower

**Flat D** Lounge, Kitchen, 2, Bedroom, Bathroom/WC

**Outside** Large Rear Garden/Gated Rear Road Access. Fully paved in yorkshire paving. Parking for 6 cars.

