



- Residential investment producing in excess of £30,000 per annum

**Description** A freehold three storey plus basement Georgian style mid-town house converted to provide five self-contained flats (two two-bedroom and three one-bedroom). The property is fully let producing an annual rental income of approximately £30,000. It benefits from individual central heating, rear car parking and a secure entry intercom system. Most of the tenants have been in situ for over 5 years.

**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.

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

#### Basement

**Flat E** Hall, Lounge, two 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, two Bedrooms, Bathroom/WC

