



- **6 x 1 bed apartments. Grade II listed.**

Description A substantial double fronted detached Grade II listed building converted to provide 6 x one bedroomed self-contained flats situated over three floors. Each flat benefits from a modern kitchen, modern bathroom, central heating and a secure intercom system. Externally there are gardens to the front and rear with parking to the side. The property would be suitable for immediate investment purposes with a potential rental income of approximately £36,000 per annum if rented at £500pcm per flat. There is also potential to redevelop on the carpark to the side of the property, subject to obtaining any necessary planning consents.



Not to scale. For identification purposes only

Situated Off Reginald Road (B5204) within close proximity to local amenities, schooling and transport links. Approximately 3 miles from St Helens Town Centre.

Ground Floor Main Entrance Hallway **Flat 1** – Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C **Flat 2** – Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C

Kitchen, Bedroom, Bathroom/W.C **Flat 4** – Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C

Second Floor **Flat 5** – Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C **Flat 6** – Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C

Outside Large carpark to the side with redevelopment potential, Front and Rear