



- **A part let residential investment opportunity approximately £26,500 per annum. Potential rent £40,000pa.**

Description A residential investment opportunity partly let producing approximately £26,500 per annum A substantial three storey semi-detached character property converted to provide 9 studio flats with potential to provide a further three studios to the lower ground floor. The property benefits from double glazing, central heating, secure intercom system, communal gardens and off road parking. The property is let fully furnished and has been refurbished within the last 5 years. When fully let the potential rental income would be approximately £40,000 per annum.

Situated Fronting Shrewsbury Road close to its junction with Beresford Road in a popular and well established residential location close to local amenities.

Lower Ground Floor

Potential to provide a further three studio apartments.

Ground Floor Main Entrance Hallway

Apartment 1 Bedroom/Lounge/Kitchen, Shower Room/WC

Apartment 1a Bedroom/Lounge/Kitchen, Shower Room/WC

Apartment 2 Bedroom/lounge/Kitchen, Shower Room/WC

First Floor

Apartment 3

Lounge/Bedroom/Kitchen, Bathroom/WC

Apartment 4 Lounge/Bedroom/Kitchen, Bathroom/WC

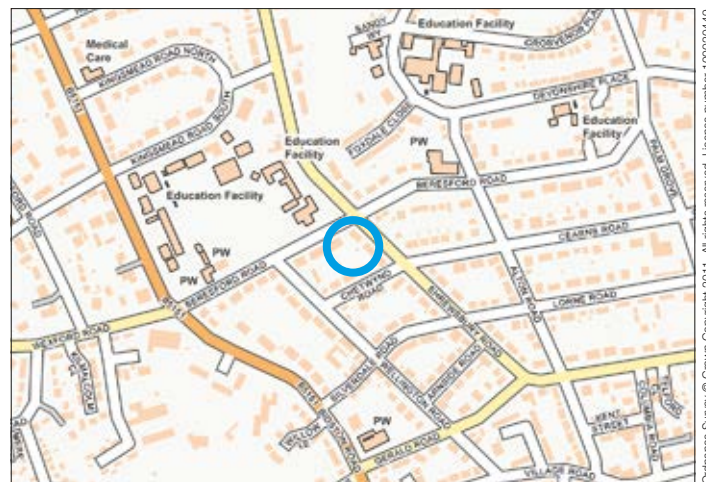
Apartment 4a Lounge/Bedroom/Kitchen, Shower Room/WC

Second Floor

Apartment 5 Studio Room, Kitchen, Bathroom/WC

Apartment 6 Studio Room, Kitchen, Shower Room/WC

Apartment 6a Studio Room, Kitchen, Shower Room/WC



Not to scale. For identification purposes only

Outside Communal Gardens, Off Road Parking.

Joint Agent

Entwistle Green

