

LOT  
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**56-74 Conwy Drive, Liverpool L6 5JP**  
**\*GUIDE PRICE £190,000+**



**SOLD PRIOR**

- **Block of 10 flats in need of full repair and modernisation.**

**Description** A freehold detached purpose built block arranged as eight studio flats to the ground and first floor, together with two flats to the second floor which have recently been converted and require finishing works. There is land to the side with the potential to extend the property or potentially redevelop to provide residential accommodation, subject to any necessary consents. Works have already been started to include double glazing throughout. The property is back to back brick and suitable for a number of uses, subject to any necessary consents. Once completed into 10 studio apartments, the property has a potential rental income of

Not to scale. For identification purposes only

approximately £52,000 per annum based on one bedroom LHA rates. Planning ref: 15F/2683.

**Situated** The property is situated in the residential area of Fairfield approximately 2 miles from the shops and amenities of Liverpool city centre.

**Ground Floor** Main Entrance Hallway. Studios 1, 2, 3 and 4.

**First Floor** Studios 5, 6, 7 and 8.

**Second Floor** Flats 9 and 10.

**Outside** Communal Gardens, land with off road parking.