



- **Residential investment opportunity producing approximately £47,550 per annum with potential income of in excess of £54,000.**

**Description** A residential investment opportunity currently producing approximately £47,550 per annum. When fully let the potential rental income is in excess of £54,000. Nine flats are currently let and two are vacant. The sale will also include the Freehold interest. The property comprises a three storey detached block standing on a corner plot and providing 15 self-contained apartments. Four have been sold off separately: nos 1, 3, 5 and 11. The buyer will have the first option to buy the flats if they become available. They are also the option to buy the Management Company. The property benefits from a secure intercom system, CCTV, and gardens to the front and side. The flats are arranged over three floors and are comprised of two different layouts: Type 1 – Hall, Cloakroom, Studio Room, Kitchen, Bathroom/W.C. Type 2 – Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

**Situated** At the junction of Walsingham Road and Liscard Road in a popular residential area close to local shops and amenities, Egremont Parade and approximately 3 miles from Liverpool city centre.

**Ground Floor Flat 2** Lounge/Bedroom, Kitchen, Bathroom/WC. **Flat 4** Lounge/Bedroom, Kitchen, Bathroom/WC

**First Floor Flat 6** Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 7** Lounge/Bedroom, Kitchen, Bathroom/WC. **Flat 8** Lounge/Bedroom, Kitchen, Bathroom/WC.

**Flat 9** Lounge/Bedroom, Kitchen, Bathroom/WC. **Flat 10** Lounge/Bedroom, Kitchen, Bathroom/WC

**Second Floor Flat 12** Lounge/Bedroom, Kitchen, Bathroom/WC. **Flat 12a** Lounge/Bedroom, Kitchen, Bathroom/WC. **Flat 14** Lounge/Bedroom, Kitchen, Bathroom/WC. **Flat 15** Lounge/Bedroom, Kitchen, Bathroom/WC.

**Outside** Communal Gardens to the front and side.

