

LOT
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Basement Flat, Sundene Lodge, The Esplanade, Waterloo L22 5RN

GUIDE PRICE **£10,000+***

DEVELOPMENT OPPORTUNITIES

- **Basement space offered with planning permission to convert into one bed self-contained flat**

Development opportunity comprising basement space within a modern purpose-built apartment block benefiting from gated access, secure intercom system and lift service to all floors. The property is offered with the benefit of full planning permission to convert the basement into a one bedroomed apartment. Awaiting Freeholder's decision. The apartment will also benefit from an allocated car parking space. We are advised the total area of the basement is approximately 67sqm. Planning Reference No: DC/2016/02459

Situated Fronting the Esplanade on the corner of Brunswick Parade which in turn is off Cambridge Road in a popular and well established residential location within close proximity to Waterloo and Crosby amenities. Schooling, and approximately 4 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway.

Lower Ground Floor Proposed Accommodation Hallway, Lounge, Kitchen, Bathroom, Bedroom, Store room/Bedroom.

Outside Communal Gardens, Allocated Parking space.

Tenure Leasehold.

