



### Description

A substantial three storey Grade II listed end town house comprising six self-contained flats (four × one and two × two bed) benefiting from double glazing and central heating. The property is currently fully let by way of Assured Shorthold Tenancies producing a rental income of £31,080 per annum. There is potential to increase the rental income, and to also provide a further flat in the basement, subject to any consents.

### Situated

Off Belvidere Road in a popular and well-established location within close proximity to local shopping amenities, Princes and Sefton Park, schooling and transport links. Approximately 2.5 miles from Liverpool city centre and less than 2 miles from The Baltic Triangle.

### Ground Floor

Main Entrance Hallway  
**Flat 1** Lounge, Kitchen, Bedroom, Bathroom/WC.  
**Flat 2** Open Plan Lounge/ Kitchen, Bedroom, Bathroom/ WC.

### First Floor

**Flat 3** Open Plan Lounge/ Kitchen, Bedroom, Bathroom/ WC.  
**Flat 4** Lounge, Kitchen, two Bedrooms, Bathroom/WC.

### Second Floor

**Flat 5** Lounge, Kitchen, Bedroom, Bathroom/WC.  
**Flat 6** – Lounge, Kitchen, two Bedrooms, Bathroom/WC.

### Outside

Front garden, yard to rear

### EPC Rating

**Flat 1 D. Flat 2 C. Flat 3 C. Flat 4 D. Flat 5 D. Flat 6 D**

### Council Tax Band

**Flat 1 A. Flat 2 A. Flat 3 A. Flat 4 A. Flat 5 A. Flat 6 A**