

LOT  
**74**

# 175 Kensington, Liverpool L7 2RF

## RESIDENTIAL INVESTMENT

Guide price **£150,000+**



**The property comprises an end of terrace building arranged over lower ground, ground and two upper floors beneath a pitched roof. The property is internally arranged to provide ten bedsitting rooms with communal lounge, dining room, kitchen and washing facilities. The property has a current HMO Licence for not more than ten people. The property has been fully refurbished and benefits from double glazing, central heating and new kitchens and bathrooms. The property is currently let to 10 working tenants, all over 25 years to produce an annual rental income of £38,480 per annum.**

### Situated

The property is located on the north side of Kensington (A57) at its junction with Denman Street, just to the east of Liverpool city centre and its waterfront. Liverpool One Shopping Centre, Royal Liverpool Hospital and Liverpool's Universities are all situated within reach. There are Rail and Bus stations in the city centre and the A57, A5047 and M62 Motorway are all accessible.

### Basement

Living Room, Dining room and Kitchen

### Ground Floor

Hall, three letting rooms, communal shower room/WC

### First Floor

Four letting rooms, communal shower room/WC

### Second Floor

Three letting rooms.

### Outside

Yard to the rear



Not to scale. For identification purposes only