



**RESIDENTIAL INVESTMENT 5 SELF CONTAINED FLATS, PRODUCING IN EXCESS OF £35,000 PER ANNUM.**

**Description** A residential student investment currently producing in excess of £35,000 per annum from 1st July 2016 until 30th June 2016 with tenant guarantors in place. The property comprises of a three storey georgian end town house converted to provide 5 self-contained flats (2x2 bedroomed flats, 2x1 bedroomed flats and 1x Studio). Each flat benefits from modern fitted kitchens, secure entry system and permit street parking.

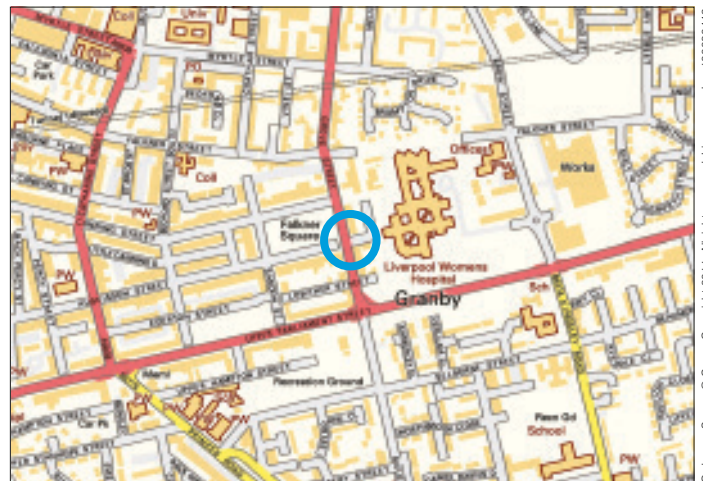
**Situated** Fronting Falkner Square in the Georgian Quarter in Town in a sought after location overlooking Falkner Square Gardens and within easy reach of Liverpool University and the City Centre.

**Ground Floor**  
Main Entrance Hallway **Flat A** - Lounge/ Kitchen, Stairs to Bedroom, Bathroom/w.c.  
**Flat B** - Open plan lounge/Kitchen, Stairs down to Lower ground 2 Bedrooms, Bathroom/w.c.

**First Floor**  
**Flat C** - Studio - Open plan Lounge/Kitchen/ Bedroom, Bathroom/w.c (no central heating)  
**Flat D** - Lounge/Kitchen, Stairs to Bedroom, Bathroom/w.c

**Second Floor**  
**Flat E** - Lounge/ Kitchen, Bathroom/ w.c, Stairs to 2 Bedrooms.

**Outside**  
Yard to the rear.



Not to scale. For identification purposes only

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