



**A HMO RESIDENTIAL INVESTMENT BENEFITING FROM CENTRAL HEATING AND PRODUCING IN EXCESS OF £30,000 PER ANNUM.**

**Description** A 3 storey residential student investment georgian style middle terraced property currently let to 6 students until July 2016 producing £31,171 per annum with tenant guarantors in place. The property is fully HMO compliant and benefits from central heating. We are advised by the vendors that a delayed completion is acceptable to 7 weeks if required.

**Situated** On St. Brides Street which in turn is Off Falkner Street in the Georgian Quarter in Town in a sought after location within walking distance of Liverpool University, Anglican Cathedral and moments away from the City Centre.

**Basement**  
2 Bedrooms, access to rear yard.

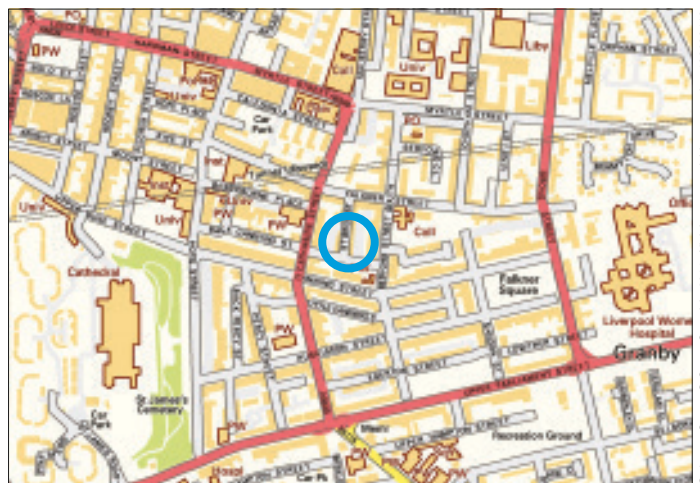
**Ground Floor**  
Main entrance hallway, Communal Lounge, Kitchen/Diner with utility room.

**First Floor**  
2 Bedrooms, Communal shower room/w.c.

**Second Floor**  
2 Bedrooms, Communal Bathroom with walk shower room/w.c.

**Outside**  
Rear yard.

**EPC Rating D**



Not to scale. For identification purposes only

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