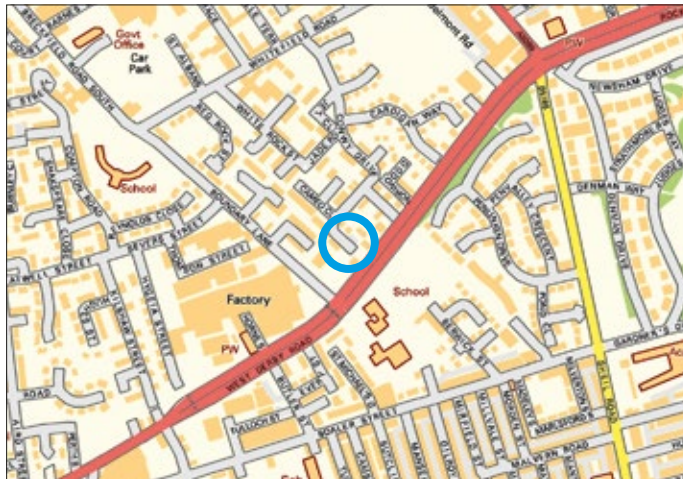


LOT

44

56-70 Conwy Drive, Liverpool L6 5JP

*GUIDE PRICE £90,000+



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Not to scale. For identification purposes only

- **Block of eight flats suffering from fire damage. In need of full repair and modernisation.**

Description A freehold detached purpose built block arranged as eight studio flats which has the benefit of planning permission to include two further one-bedroomed flats and to change the internal layout to eight one-bedroomed flats with an annual achievable rental income of £47,268 based upon 1 bed LHA rate. Suitable for redevelopment (subject to obtaining all relevant consents). The property has been affected by fire damage and therefore requires a programme of refurbishment. Once refurbished the property has a potential rental income of £47,268 per annum based on 1 bedroom LHA rates. Planning ref: 15F/2683

Situated The property is situated in the residential area of Fairfield approximately 2 miles from the shops and amenities of Liverpool city centre.

Outside The property benefits from communal gardens and parking.

Tenure Freehold.

Accommodation The property has not been internally inspected, however we understand each studio to comprise: Studio Room, Kitchen, Shower Room with WC & Wash Basin