

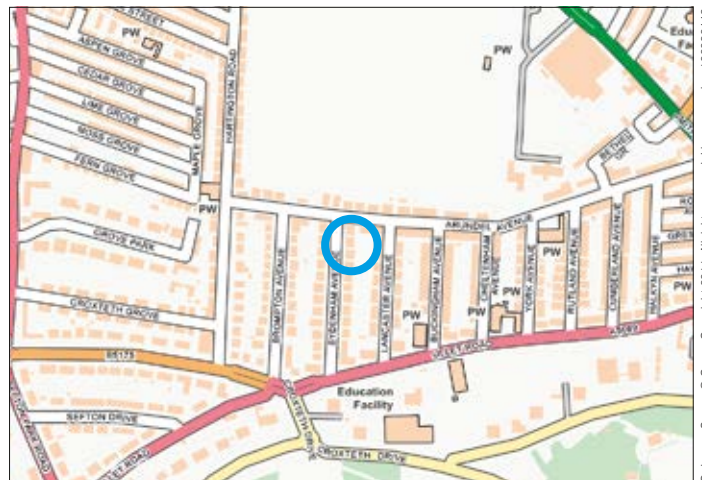


- **Residential investment producing £20,750 per annum. Secure entry system. Central heating. Communal gardens.**

**Description** A pair of three storey dormer style semi-detached properties converted to provide seven self-contained flats which are all on separate Leases by way of a 125 years with a ground rent of £190.00 per annum with 10 yearly RPI increase. We are offering four of the flats namely Flat 1A, 1B, 4A and 4B which are all currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £20,750 per annum. The flats benefits from a secure entry system, central heating and communal gardens.

**Situated** Fronting Sydenham Avenue between Arundel Avenue and Ullet Road in a popular residential location within walking distance to Sefton Park and approximately 2 miles south of Liverpool city centre.

**Outside** Communal gardens. On street parking.



Not to scale. For identification purposes only

**Ground Floor** Main Entrance Hallway

**First Floor Studio Flat 1A** Lounge/Bedroom, Kitchen, Bathroom/WC

**Flat 1B** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

**Second Floor Studio Flat 4A** Lounge/Bedroom, Kitchen, Bathroom/WC

**Flat 4B** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC