



• **Residential investment producing £102,000.00 per annum.**

Description A residential investment currently producing £102,000 per annum. A substantial four storey detached property providing 25 student letting rooms which is currently fully let by way of Assured Shorthold Tenancies. The property is in good condition and benefits from double glazing, central heating, fire exits and a gym room. To the rear there is a good sized garden together with off road parking for several cars to the front forecourt.

Situated Fronting Ullet Road close to its junction with Aigburth Road in a popular and well established residential location within close proximity to Princes Park and Sefton Park and local amenities.

Basement Store Room, Gym Room
Flat 1a Lounge/Bedroom/Kitchen, Bathroom/WC

Ground Floor Main Entrance Hallway, Laundry Room

Flat 1 Open Plan Lounge/Kitchen, 12 Letting Rooms, Laundry Room, Kitchen, Two Bathrooms/WCs, Shower Room

Flat 2 Lounge/Bedroom/Kitchen, Separate Shower Room/WC

Flat 3 Lounge/Bedroom/Kitchen, Separate Shower Room/WC

First Floor Flat 4 Communal Lounge/Kitchen, one letting Room with En Suite WC, Bathroom/WC, three letting rooms, Separate WC

Second Floor Flat 5 Hall, Communal Lounge/Kitchen, Bathroom/WC, Shower Room/WC, four Letting Rooms, one spare Bedroom

Outside Large Rear Garden and off road parking for several cars.



Not to scale. For identification purposes only

