



- **A double fronted middle terrace property converted to provide eight studio apartments.**

**Description** A freehold double fronted two storey middle terrace property which has been converted to provide eight studio flats which have been partly refurbished. The property currently benefits from double glazing, partial electric heating, and metal roller shutters. The potential rental value when fully refurbished on the basis of Assured Shorthold Tenancies for each studio would be in excess of £37,000 per annum. There would also be the potential to let each of the studios on short term basis.

**Situated** Fronting City Road in a popular and well established location within close proximity to local amenities, Liverpool Football Club, Everton Football Club and approximately 3 miles from Liverpool city centre.

**Ground Floor** (Former Shop)  
Communal Entrance **Studio 1** 126 sq ft.  
Open plan lounge/kitchen/bedroom, shower/WC.

**Studio 2** 217 sq ft. Open plan lounge/bedroom/kitchen, bathroom/WC.

**Studio 3** 102 sq ft. Open plan lounge/bedroom, kitchen, bathroom/WC

**Studio 4** 169 sq ft. Open plan lounge/bedroom, kitchen, bathroom/WC

**First Floor Studio 5** 126 sq ft. Open plan lounge/kitchen/bedroom, shower/WC.

**Studio 6** 217 sq ft.  
Open plan lounge/bedroom/kitchen, bathroom/WC.

**Studio 7** 102 sq ft.  
Open plan lounge/bedroom/kitchen, bathroom/WC.

**Studio 8** 169 sq ft. Open plan lounge/bedroom/kitchen, bathroom/WC.

**Outside** Rear Yard.

**Note** The property is part way through refurbishment and only two of the studios benefit from full fixtures and fittings.



Not to scale. For identification purposes only



Artist's impression