



Manchester Road, Southport, PR9



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£340,000

- FANTASTIC INVESTMENT OPPORTUNITY
- 4 SEPERATE APARTMENTS - TENANTS IN SITU
- NO ONWARD CHAIN
- Off Road Parking
- Excellent Corner Plot
- Freehold
- EPC rating C



ATTENTION INVESTORS. Northwood are pleased to present an excellent investment opportunity in the Centre of Southport. The four separate flats are in excellent condition throughout, and each sold with tenants in SITU. This is a fantastic opportunity for landlords to looking to build on their property portfolio or indeed prospective buy to let investors.

57 Manchester Road is the first flat and positioned at the front of the building. The ground floor, 1 bedroom accommodation is accessed via its own private entrance and comprises an open plan living/kitchen area, bedroom, full 4-piece bathroom and large walk in storage room. The apartment is tastefully decorated and finished with laminate flooring, tiled flooring and ceiling spotlights. The kitchen is modern and features fully integrated appliances. Current tenant has been here for 1 year and keen to stay, creating an excellent investment opportunity for the prospective buyer. Current rent: £625pcm

1A Marlborough Gardens is positioned above the first mentioned flat. This is a first floor, 1 bedroom apartment, accessed via a UPVC door on the side of the building. Accommodation includes an entry phone system with an open plan living room/kitchen with large bay window to the front aspect, bedroom with built in wardrobes and bathroom. All rooms are nicely presented and maintained to a good standard. The kitchen is finished with gloss cabinets, fully integrated appliances and black worktops which extends into a breakfast bar and opening the space into a bright and light living area. Current rent: £595pcm

1B Marlborough Gardens is on the top floor off the building and the largest of all the apartments. This is a multi-level flat and includes an entry phone system. Accommodation comprises a large kitchen/living room with large window to the front aspect, master bedroom with fitted wardrobes, a further double bedroom also with fitted wardrobes and a family bathroom. This flat has recently been redecorated and finished to a high standard. Current rent: £765pcm

1C Marlborough gardens is positioned at the rear of the building and has the added benefit of being accessed via its own private entrance. Accommodation inside is well presented and well kept, comprising an open plan kitchen/living room, bedroom with storage area off and a staircase leading to a large bathroom suite complete with built in storage, a separate bath and shower cubicle. Current rent: £600pcm

Total Monthly Income: £2,585

Total Annual Income: £31,020 giving this investment a yield in excess of 9%

Externally the building is set back from the road and has a large driveway/carpark at the front of the building giving each flat its own parking spot. This area is fully tarmacked and gives great curb appeal. Marlborough gardens is a private road running along the side of the building and has a small communal yard area giving outside garden space to the flats.

Overall, this is a ready to go investment opportunity with all flats being fully let out and well kept by the respective tenants. Current vendor/ Landlord has re-fitted and re-decorated throughout his ownership and always ensured the building and all flats to be well kept.

57 Manchester Road

Living Room/Kitchen - 6.51m x 6.28m
Bedroom - 2.96m x 2.62m
Bathroom - 3.18m x 1.88m

1a Marlborough Gardens

Living Room/ Kitchen - 6.60m x 3.48m
Bedroom - 2.99m x 2.84m
Bathroom - 3.14 x 1.46

1b Marlborough Gardens

Living Room/ Kitchen - 4.47m x 5.23m
Bedroom - 3.56m x 3.55m
Bathroom - 2.70m x 2.21m
Bedroom - 3.06m x 2.55m



1c Marlborough Gardens

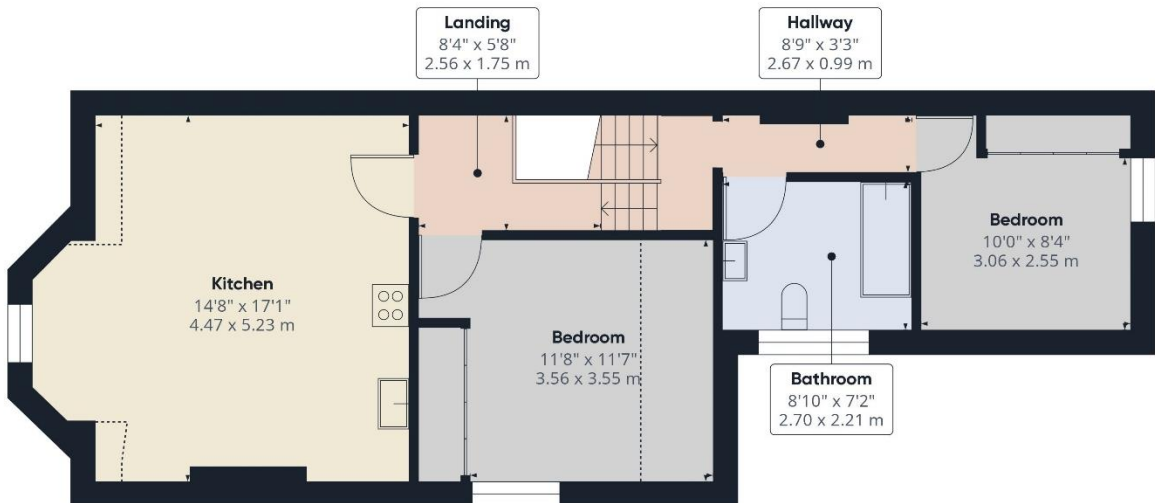
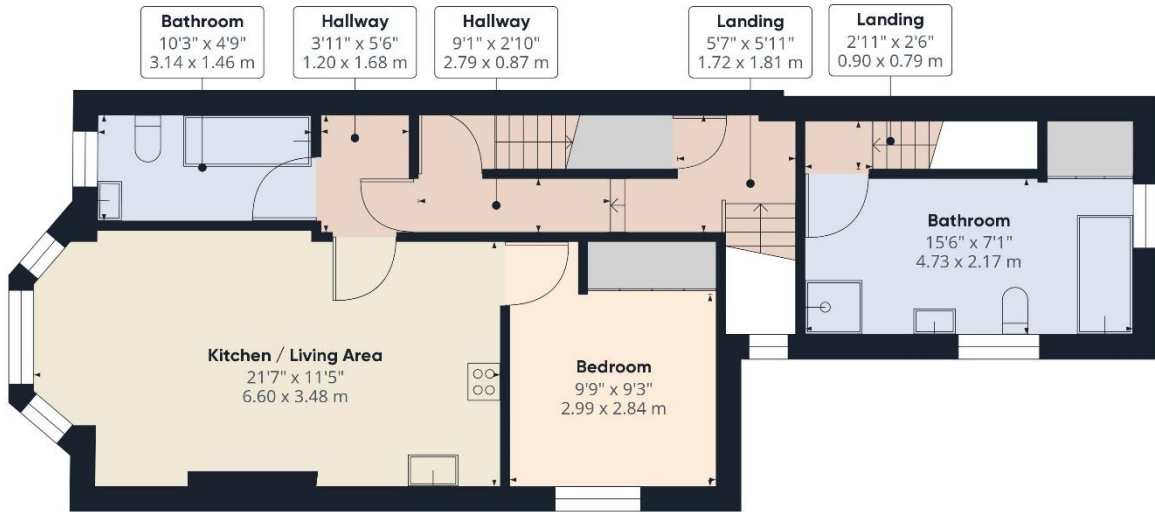
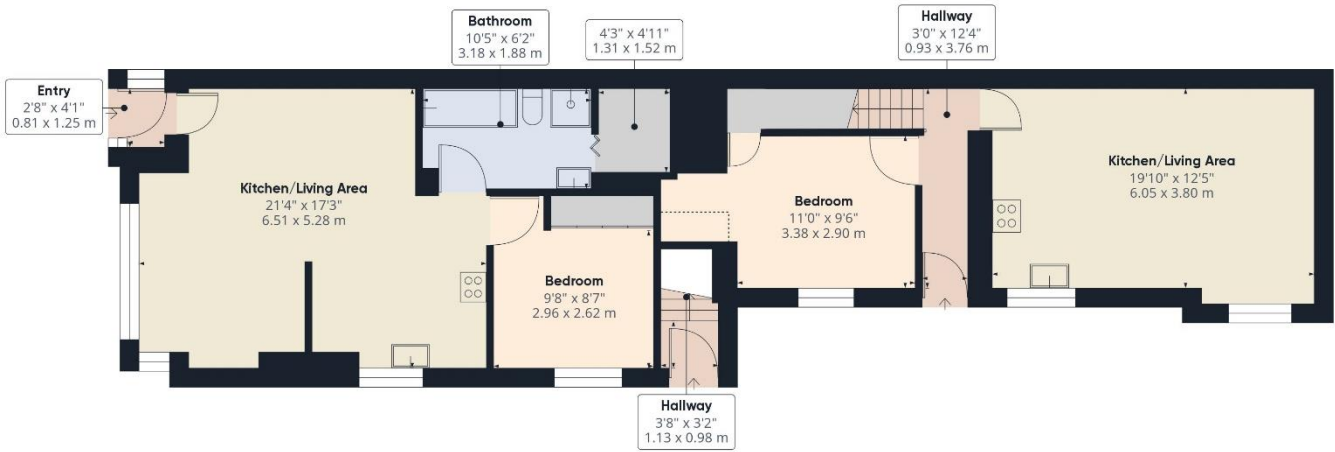
Living Room - 6.05m x 3.80m
Bedroom - 3.38m x 2.90m
Bathroom - 4.73m x 2.17m

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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92+	A		
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69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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