



Bath Street North, Southport, PR9



6



3



3

**£315,000**

- Excellent Investment Opportunity
- Approximate 7% yield
- Block of 3 Apartments
- All Self Contained
- 6 Bedroom Total
- Popular Town Centre Location
- Freehold
- EPC rating C



## Exceptional Investment Opportunity - Three Self-Contained 2-Bedroom Flats - Tenants in Situ

Presenting an outstanding investment opportunity, this well-maintained terraced property has been thoughtfully converted into three spacious, self-contained two-bedroom flats, each offering modern living in a sought-after residential area.

Flat 1 is currently achieving £625 pcm and is occupied by a tenant that has been in for over 2 years. This flat has been recently re-decorated with neutral colours and new flooring throughout. The layout briefly comprises of 2 generous sized bedrooms, a modern fully tiled bathroom suite, kitchen and large living room to the front aspect. The flat also benefits from the use of a private courtyard at the rear.

Flat 2 is currently achieving £600 pcm and is positioned on the first floor. It is again occupied by a long sitting tenant. Similarly to the ground floor, flat 2 is neutrally decorated throughout with the accommodation briefly comprising a living room to the front aspect, kitchen with a range of cabinets, fully tiled bathroom and 2 bedrooms.

Flat 3 is positioned on the top floor and achieves £625 pcm. This flat is maintained well by the current tenants and comprises a similar lay out to the other 2 flats. Briefly comprising a living room, kitchen, family bathroom and 2 bedrooms.

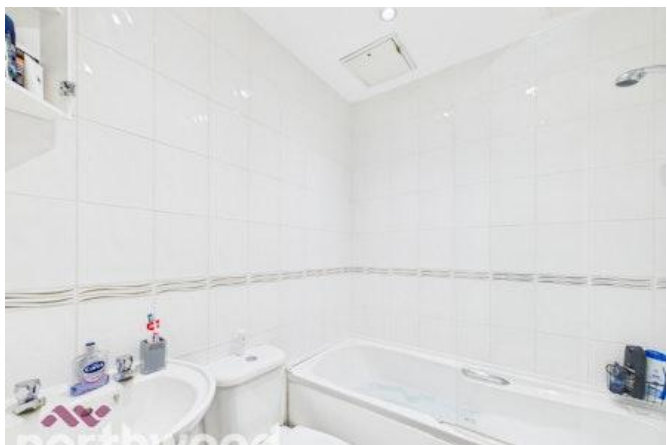
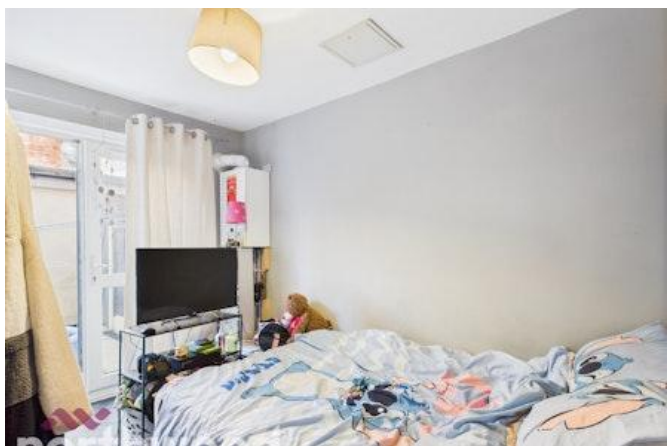
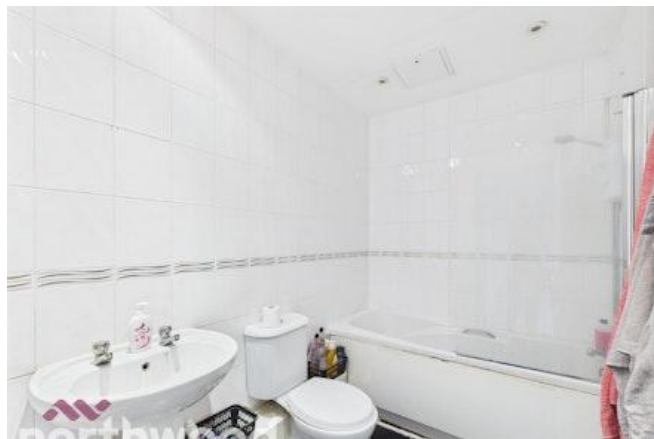
Meters for all flats are behind large doors in the hallway upon entering the property. There is ample lighting for all communal areas and stairways.

Currently achieving an annual yield of approximately 7%

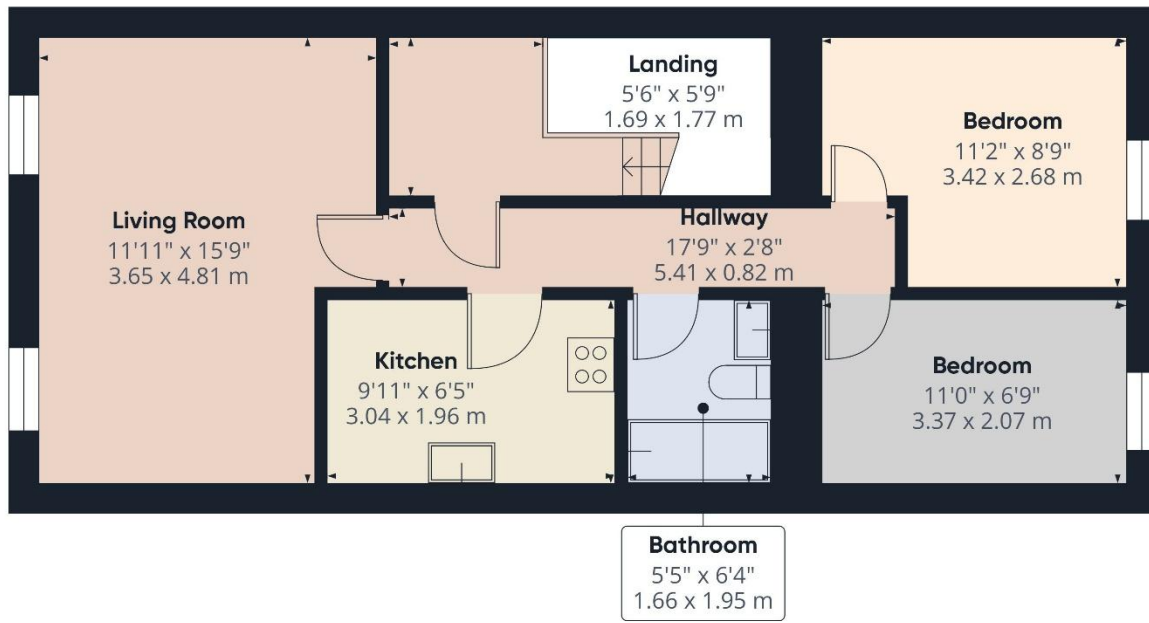
In brief this block of 3 flats makes an ideal ready to go investment for both seasoned buy to let landlords or those looking to build a property portfolio. Located in a popular location in the centre of Southport and minutes walk from both the promenade and the historic Lord Street.

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.







Floor 2

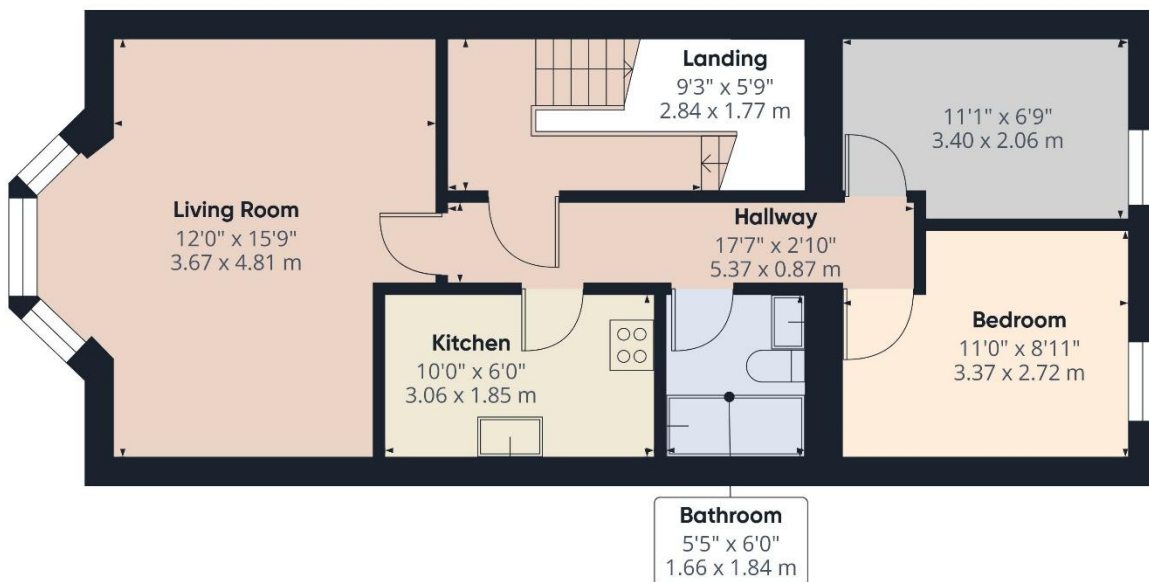
**Approximate total area<sup>(1)</sup>**  
528 ft<sup>2</sup>  
49 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

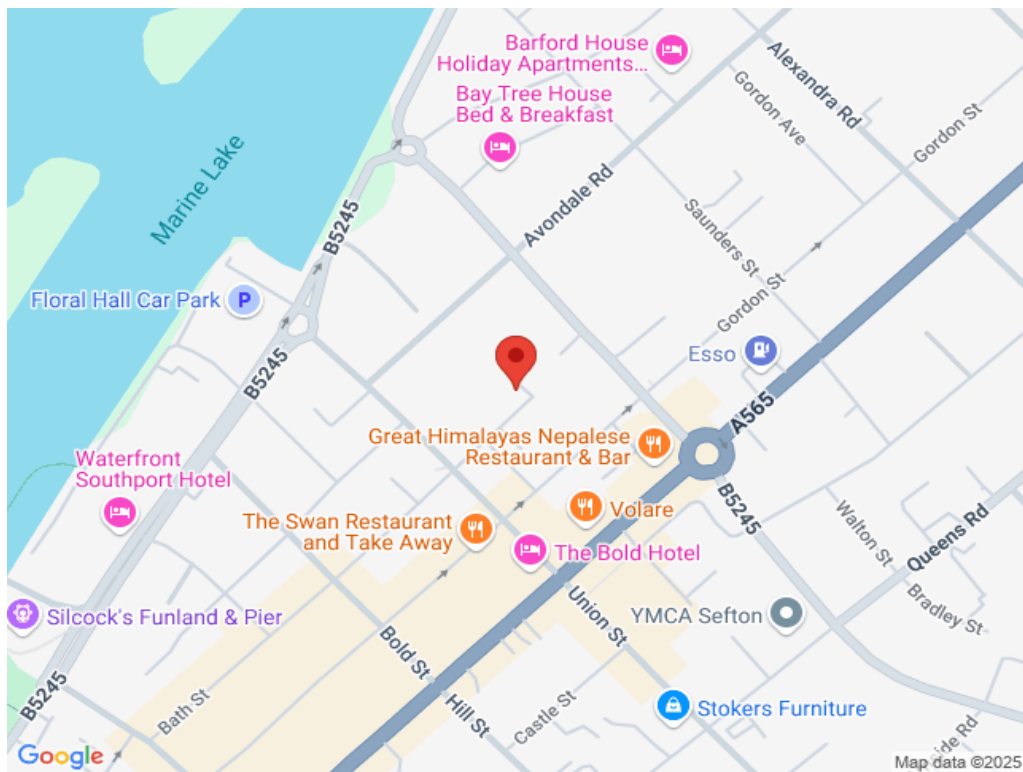
**Approximate total area<sup>(1)</sup>**  
537 ft<sup>2</sup>  
50 m<sup>2</sup>

(1) Excluding balconies and terraces

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Northwood Southport and Ormskirk

01704 545 657

[southport@northwooduk.com](mailto:southport@northwooduk.com)