



35 Dentons Green Lane

Dentons Green, St. Helens, WA10 2QF

Offers Over £350,000



Sapphire Homes are delighted to offer For Sale this block of 6 apartments which are offered with tenants in situ generating a gross rent of £3260.00 p/m or £39,120 p/a with a potential for uplift on this return with investment. The building could be improved or reconfigured to change its use and function but in brief the property boasts 4 x 1 bedroom apartment and 2 x 2 bedroom apartments and is configured over 3 floors. The property has recently undergone external works including a roof upgrades and the building boasts Gas Central Heating throughout and a neutral decor. Some of the apartments would benefit from some modernisation throughout but offers an excellent yield return or may lend itself to conversion in the future to a large HMO subject to completion of works and approved planning permission. Early viewing is highly recommended to appreciate in full. Offered to market with No Upward Chain.



GROUND FLOOR

Flat 1

Flat 1a

Flat 2

FIRST FLOOR

Flat 3

Flat 4

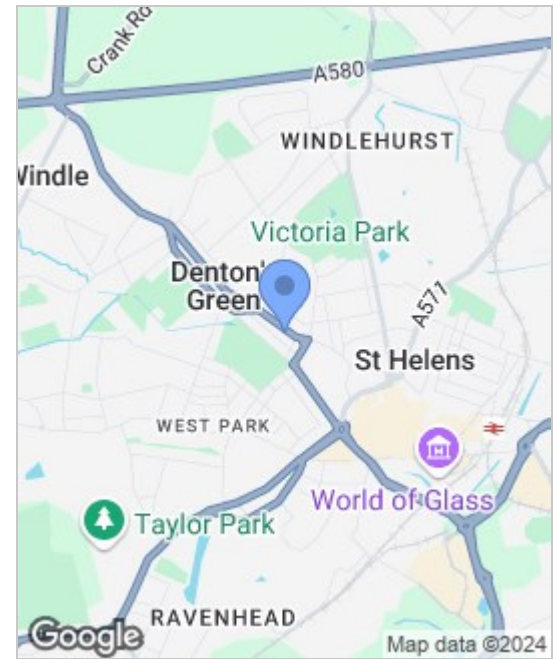
SECOND FLOOR

Flat 5

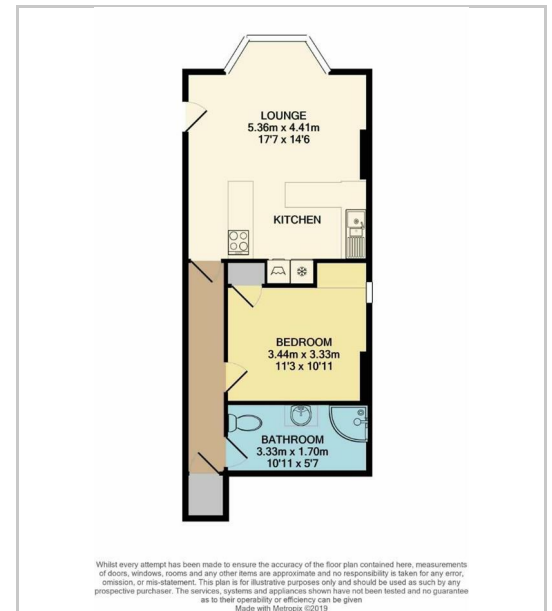
EXTERNAL

Rear Garden

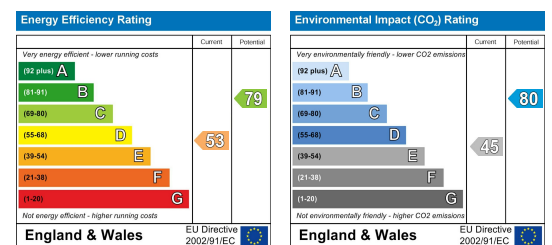
Area Map



Floor Plans



Energy Efficiency Graph



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