



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Church Street Southport, PR9 0QS

### Offers In Excess Of £375,000

\*\*\*POTENTIAL 10% INVESTMENT RETURN\*\*\* \*\*SIX, 1 BEDROOM SELF CONTAINED APARTMENTS\*\*\*  
\*\*\*FULLY LET BUY TO LET BUSINESS OPPORTUNITY\*\*\* \*\*FREEHOLD\*\*\* \*\*NO CHAIN\*\*\*

Flexi Agent are delighted to welcome to the market this FANTASTIC INVESTMENT OPPORTUNITY situated in a prime CENTRAL SOUTHPORT LOCATION, close to Southport Train Station, the bustling Lord Street and Southport College. These are excellent apartments which are extremely sought after by tenants, making this a hot investment prospect.

The properties have all undergone recent fundamental improvement works which now make the property fully compliant with up to date, January 2024 rental regulations. The properties utilities have all been completely split, so each apartment is responsible for it's own water, gas, electricity and are all on separate council tax's.

In total, this block contains 6 self contained 1 bedroom properties which feature a living room, kitchen, bathroom and bedroom. There is a large communal storage basement. The development spans over three floors. Ample communal parking is available, one of the ground floor apartments has it's own private entrance and the block is FREEHOLD & AVAILABLE FOR PURCHASE WITH NO ON WARDS CHAIN!

\*\*\*RENTAL INCOME INFORMATION\*\*\*

- Six self contained one bedroom apartments
- Potential 10% investment return
- Fully let, in extremely high demand
- Fantastic investment opportunity
- All utilities have been split
- Separate water, gas, electricity & council tax
- Private entrance to one of the ground floor apartments, with private courtyard
- Ample communal parking, large corner plot
- FREEHOLD
- NO CHAIN

## Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



6



6



6



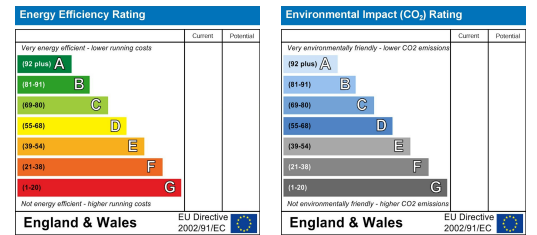
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.