



FLEXIAGENT

Market Leading, Independent Estate Agents



Leyland Road

Southport, PR9 9JQ

Offers In Excess Of £475,000

Flexi Agent are proud to promote this fantastic residential investment opportunity to the open sales market. The property has undergone an extensive conversion and is now offered for sale as six separate apartments.

Projected Rental Calculations Below:

Flat 1: 1 bedroom: potential rental income £600pcm
Flat 2: 1 bedroom: potential rental income £600pcm
Flat 3: 1 bedroom: potential rental income £600pcm
Flat 4: 2 bedroom: potential rental income £750pcm
Flat 5: 2 bedroom: potential rental income £900pcm
Flat 6: 1 bedroom: potential rental income £600pcm

All have separate utilities including water, gas & electric. The electrics have all been installed as brand new recently. Brand new alarm system. 3 new boilers have been installed. All have individual meters. These apartments are currently undergoing decorative improvement works.

EPC Ratings:
Flat 1: TBC

- Fantastic investment opportunity
- Six separate apartments
- Accommodation spanning circa 4500 square feet
- Four one bedroom apartments
- Two two bedroom apartments
- Circa 10% residential investment return
- Brand new wiring
- 3 new boilers
- All separate utilities
- Vacant possession - 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.



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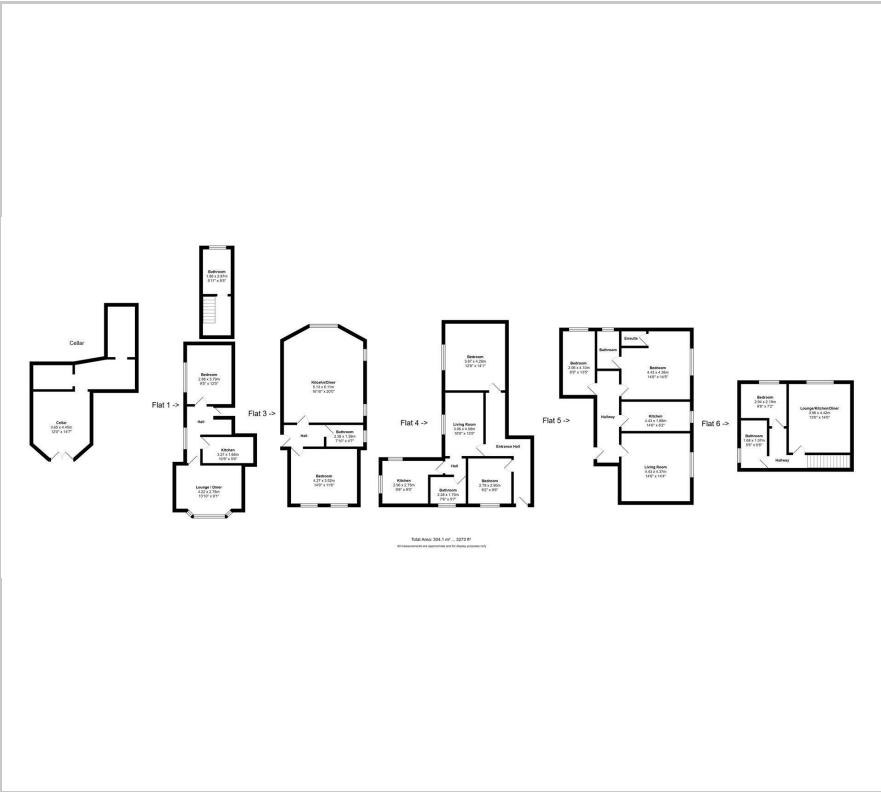
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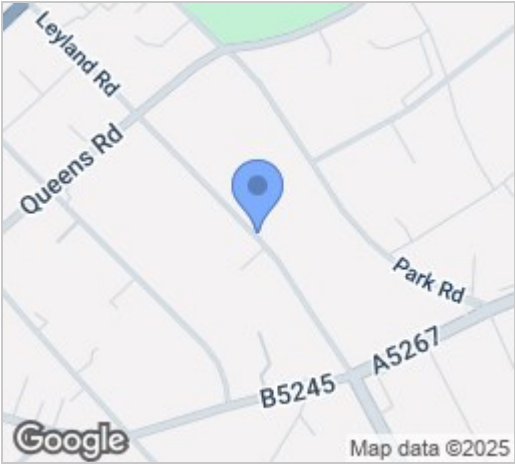
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Floor Plan



Area Map



Energy Efficiency Graph



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