



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Stamford Road

Southport, PR8 4ET

**Offers In Excess Of £800,000**

\*\*\*INVESTMENT OPPORTUNITY\*\*\* \*\*NEWLY BUILD DEVELOPMENT SITE\*\*\* \*\*EXCELLENT BUY TO LET OPPORTUNITY\*\*\* \*\*FULLY LET\*\*

Flexi Agent are proud to promote this excellent, recently built development site in a prime Birkdale location. The property is currently fully let and is made of an array of detached, premium, energy efficient homes.

There are four link-detached homes on the site, each one briefly comprises: open plan living kitchen diner, two double bedrooms with an en-suite off the master bedroom and a family bathroom. Externally here is a neat frontage and use of a shared private car park.

The site was built in 2019 to exacting specifications throughout and now offers an excellent opportunity for an investor to run what is an excellent investment company, or expand their profits via an 'AirBnB' model.

\*\*\*POTENTIAL RENTAL INCOME - £57,600\*\*\*

\*\*\*POTENTIAL 'AIRBNB' INCOME - £164,250\*\*\*

This development site was valued for lending purposes in 2019 at £674,000.

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer.

Viewing is available immediately by appointment.

### 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.

- Recently built new build development
- Excellent prime location, within close proximity of Birkdale village
- Amazing investment opportunity
- Fully let to longstanding tenants
- AST rental potential: £57,600
- AirBnB rental potential: £164,250 (based on a 75% occupancy rating)
- Premium quality homes
- On site parking for several vehicles
- Eco-efficient
- NO CHAIN



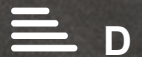
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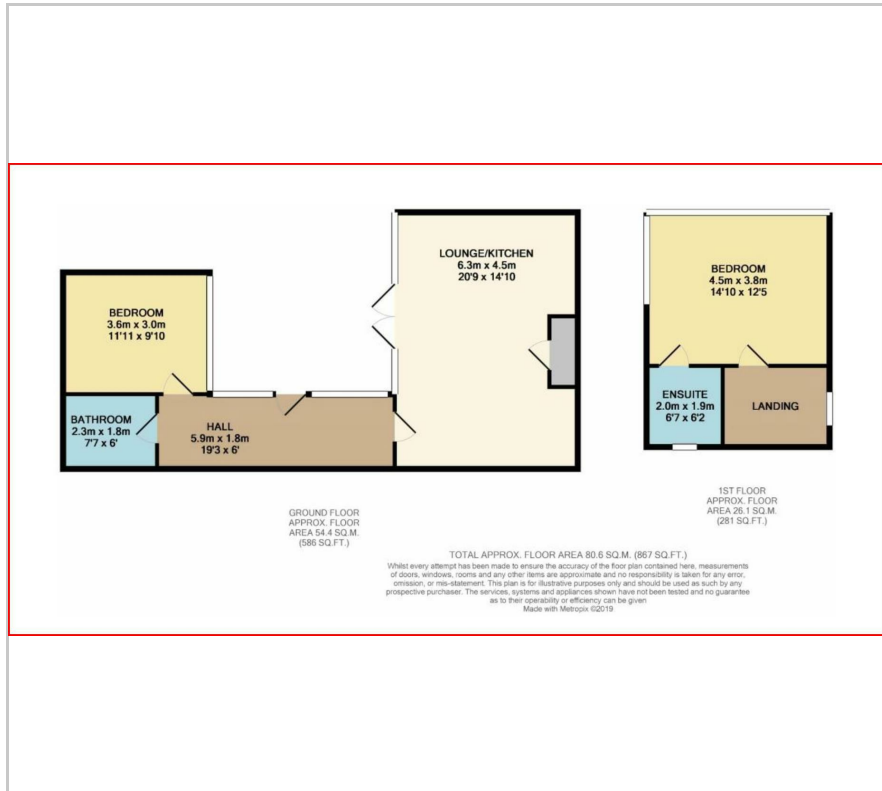


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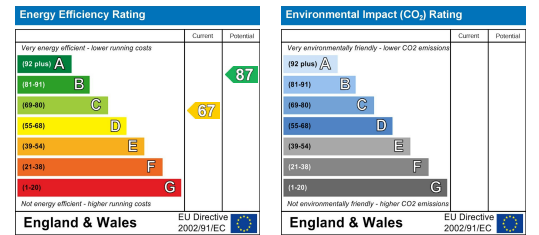
## Floor Plan



## 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.