

# 1 Wynne Road, St. Helens, WA10 2AL

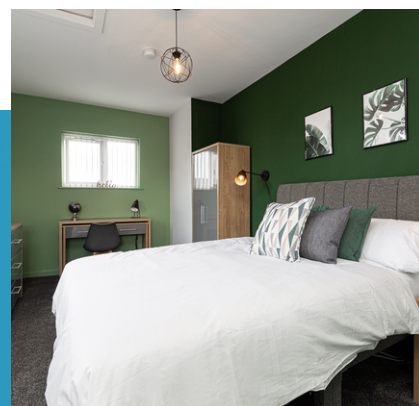
£650,000

- 14 Bed, 7 Bathroom HMO
- Well Presented
- Managing Agent In Situ
- Gross Income £76,800 PA
- Gross Yield 11.82%
- Buyer's Fee Applies

## Property Overview

Introducing a fantastic opportunity to purchase this beautifully presented 14 bed HMO in St. Helens. This stylishly furnished property is split across 3 floors and includes 7 bathrooms, 2 kitchens (fully fitted, including appliances and utensils) and a living area. Tenants benefit from complimentary Wi-Fi, as well as a thoughtfully finished, well maintained place to call home.

The property is just a 15 minute walk from the local retail park and a similar walk into the town centre, both providing employment opportunities and good access to amenities nearby. St Helens is strategically placed to benefit from easy connection to both Liverpool and Manchester cities, both easily accessed from this area both by car and public transport, tenants can benefit from competitive rents compared to the larger cities, whilst also being able to access work opportunities in neighbouring areas.



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# Income

Room 1 - £475 / Room 2 - £550 / Room 3 - £475 / Room 4 - £450 /

Room 5 - £475 / Room 6 - £475 / Room 7 - £375 / Room 8 - £550 /

Room 9 - £425 / Room 10 - £500 / Room 11 - £475 / Room 12 - £350 /

Room 13 - £400 / Room 14 - £425

Total Income £6,400 PCM / £76,800 PA

**Total Income: £76,800 PA**

**Gross Yield: 11.86%**

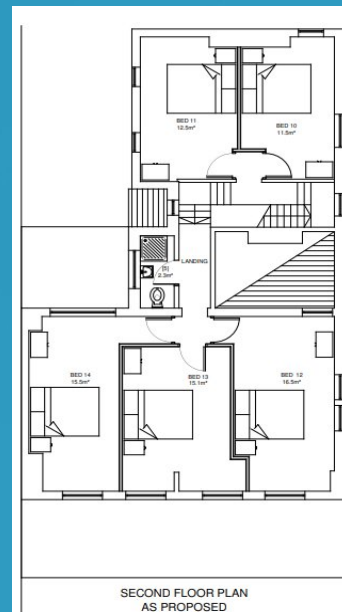
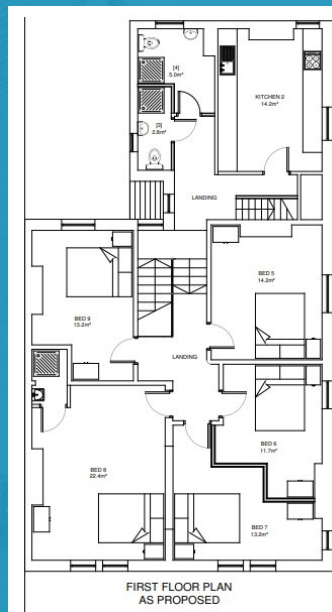
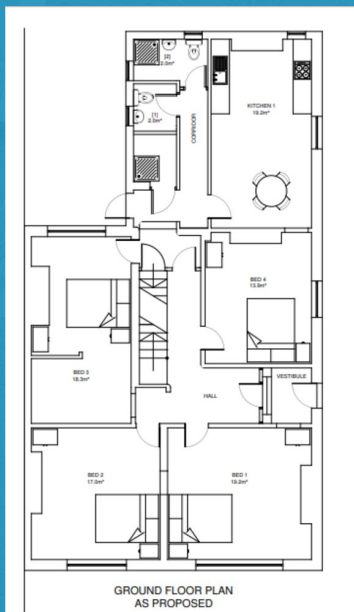
Expenditure;

Gas - £500 / Electric - £350 / Water - £350 / Council Tax - £250 /

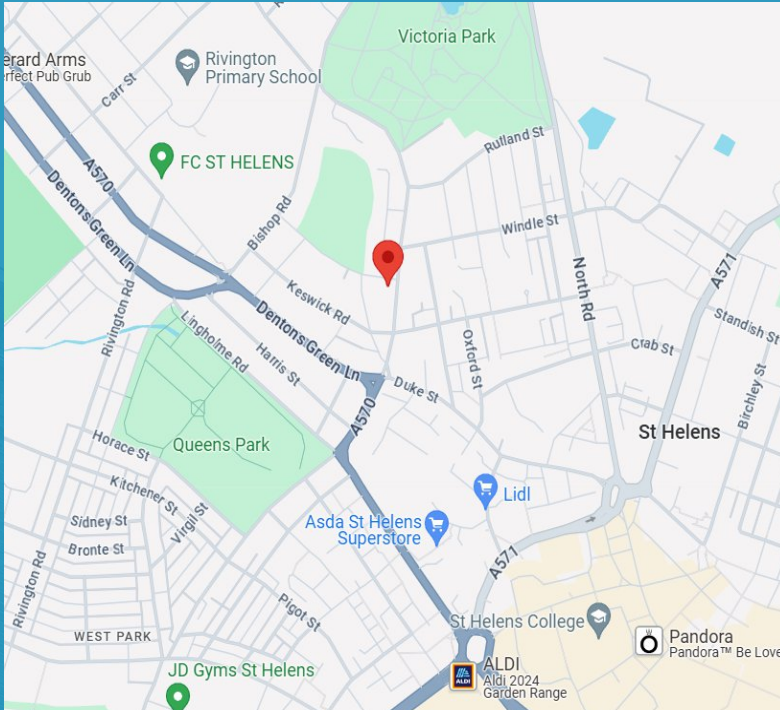
TV License - £13.25 / Broadband - £42 / Cleaner - £170 / Management -£510.80

Total £2,186.05 PCM / £26,232.60 PA

# Floorplan



## Location



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>	60		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

## Buyer's Fee Applies

## Contact us

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**Whitby Court, Abbey Road, Shepley,  
Huddersfield, HD8 8EL**

These property particulars are meant as a guide only and there is no guarantee on their accuracy. Investors should satisfy themselves by way of legal due diligence and inspection of the property.