



Asking Price £310,000

**Edge Lane, Fairfield,
Liverpool, Merseyside**



FEATURES

- Kensington Student HMO
- Fully licensed & Complaint
- Close to University & Amenities
- Fully Tenanted until June 2026.
- Excellent Managing Agent In Place
- Gross Income - £31,200PA
- Gross Yield - 10.06%

The Asset Brokers are pleased to bring another fully compliant and licensed 5 bed student HMO in Liverpool to the market. Located in the popular Kensington area it offers a great income of £31,200 PA with scope, and planning in place, to add a sixth bedroom improving an already healthy 10.06% yield.

Boasting 5 double bedrooms, 2 bathrooms, spacious communal kitchen/ living space and separate pool room complete with its own bar - it is no surprise the property is fully tenanted for this until June 2026. With licensing and planning in place for a sixth bedroom - there is an opportunity to increase the properties income by a potential of up to £6,240PA to an impressive £37,440 - garnering a generous 12.07% yield!

Maintained to an excellent standard this property is perfect for a First-Time HMO investor or a brilliant addition to an existing property portfolio.



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