



Saxony Road, Kensington, Liverpool, L7 8RU

- Four Bedroom HMO Property
- HMO Compliant - Attractive Rental Income
- Four Generously Sized & Well Presented Bedrooms
- Enclosed Yard to the Rear
- Very Well Presented Throughout
- Communal Lounge Diner & Modern Kitchen
- Ground Floor Family Bathroom Suite
- Fantastic Location - Close to City Centre & Universities



£220,000











Description

Move Residential is pleased to offer for sale this very well presented four bedroom HMO property located on Saxony Road in Kensington, L7. The property is currently let out to three tenants and is achieving an attractive £18,000 P.A with an increase if the fourth bed is to be let out. The property would prove to be an ideal purchase for a buy to let investor looking to expand their property portfolio. The property is very well presented throughout and in brief, the property comprises; an entrance hallway, a bay fronted reception room (currently utilised as bedroom one), a communal lounge to the rear, a modern fitted kitchen, and a ground floor family bathroom. To the first floor, there are three very well presented and proportioned double bedrooms. The property is HMO compliant and follows all regulations. Further benefits to the property includes double glazing and gas central heating throughout.

Location

Kensington is always popular with investors who see the potential in the area's on going regeneration and identify that its proximity to the City, both Universities and the Royal Liverpool Hospital make it ideal for the rental market. First time buyers can also benefit from the more affordable nature of the property here and enjoy having the City Centre so close to hand. Property is primarily traditional Victorian terraced housing but with some notable Georgian properties and impressive Villas closer to town and around Fairfield. Prices, even for the larger properties, compare very favourably with the rest of the City, making for good prospects for a sound rental return and giving first time buyers more house for their money. Full of contrasts and surprises, the area includes the Grade II listed, 121 acre Newsham Park which is surrounded by fine architecture - largely on Prospect Vale and Fairfield Crescent - and is a designated conservation area. Shops are many and varied along Kensington and West Derby Road, with larger, national chain stores located on Prescott Road and at Edge Lane Retail Park, which also has restaurants and a multiplex cinema. Frequent train services to Manchester and into Liverpool run from Edge Hill Station, buses are regular and Edge Lane/Drive takes drivers straight on to the start of the M62.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.