



Belmont Drive, Fairfield, Liverpool, L6 7UW

- Impressive Semi Detached Residence
- Split Into Three One Bed Apartments
- Combined Income Of £24,3000 P.A
- Off-Road Parking Available To Front
- Located In Favoured Area Of Fairfield
- A Fantastic Opportunity For Investors
- Property Has Been Recently Updated
- Gas & Electrical Certificates In Place

£270,000

Description

Presenting an opportunity not to be missed for investors, is this impressive semi detached residence, located on Belmont Drive in the popular residential area of Fairfield, L6. Split into three separate one bedroom apartments, each fully let and achieving a combined annual income of £24,300, appointed agents Move Residential are confident this will make an ideal purchase for those looking to expand their portfolio. We also believe there is potential to increase the current rents thus increasing your returns on your initial investment.

The property has undertaken a course of updating which includes a new roof and each apartment has current gas and electrical certificates.

Council Tax Band: A (All Flats)

EPC Ratings:

Flat 1 - E

Flat 2 - E

Flat 3 - D

Location

Fairfield 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 Prescot 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.

EPC Summary

Flat 1

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

Flat 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Flat 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 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.