



Empress Road, Kensington, Liverpool, L7 8SE

- Six Bedroom Mid Terrace HMO Property
- Great Opportunity For Student Investors
- Six Large Bedrooms Set Over Four Floors
- Convenient Utility Room To Basement
- Located In Popular Area Of Kensington
- Entrance Hall, Lounge & Fitted Kitchen
- Two Contemporary Style Shower Rooms
- Low Maintenance Enclosed Rear Yard



£295,000







Description

Move Residential are thrilled to welcome to the sales market this brilliant six bedroom mid terrace residence, located on Empress Road in the popular student area of Kensington, L7. Presenting an opportunity not to be missed for investors, the property is currently rented out to five students at a rate of £2,383pcm, but would meet the requirements to be rented as a six bed. Achieving an annual income of approximately £27,300, this spacious and well-maintained property promises to make an ideal purchase for those looking to expand their student rental portfolio. An entrance hall greets you into the property, leading through to a ground floor bedroom, followed by a lounge and fitted kitchen. The first floor offers three further generously sized bedrooms, accompanied by a family shower room, and at the pinnacle of the property is the fifth bedroom, complete with an ensuite shower room. The sixth and final bedroom can be found at the lower ground level, where there is also a convenient utility room. Externally, the property further benefits from a low-maintenance enclosed yard to the rear.

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.

Floor Plan

Awaiting Image.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	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.