



Asking Price £210,000

**Walton Lane, Liverpool,
Merseyside**



FEATURES

- 4 Bed House
- Guaranteed Rent Agreement In Place
- Bills & Maintenance Covered by Tenants
- Guaranteed Gross Income - £22,800 PA
- Gross Yield - 10.85 %
- Buyers Fee - 1.5%

The Asset brokers are pleased to bring to the market this completely 'hands off' investment opportunity in Liverpool. Offering a guaranteed rental income of £22,800 PA and gross yield of 10.85%

Currently on a guaranteed rent agreement the tenant maintains the property and covers all bills. The property is sold with the lease.

The property offers well proportioned living space with communal kitchen, separate lounge and shower room to the ground floor along with an en-suite bedroom. To the first floor, there are 2 further en-suite bedrooms and an off suite for room 4 which is located on the second floor.

The property is located in a popular and desirable location for both tenants and residential family homes and would rent as a HMO also once out of contract.



THE ASSET BROKERS
property investment specialists

Liverpool

Tel: 0151 679 2525

Email: enquiries@theassetbrokers.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

