

140d, Prescot Road, Town Centre, WA10 3TY

£50,000

David Davies Collection

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- EPC: D
- Leasehold - 117 Years Remaining
- 13.2% Gross Rental Yield
- Modern Bathroom
- Top Floor Apartment
- Council Tax Band: A - St Helens
- Ideal For Investors - Sold With Tenant In Situ
- Two Double Bedrooms
- Communal Parking
- Excellent Location

Introducing to the sales market with a tenant in Situ is this spacious first-floor apartment offering excellent investment potential with a strong rental return.

This well-proportioned property features a versatile floorplan, allowing it to be configured as either a two double-bedroom apartment or as a one-bedroom home with two reception rooms, depending on the occupant's needs. The layout provides flexibility and functionality, making it attractive to both tenants and owner-occupiers alike.

The apartment is currently tenanted, achieving £525 per calendar month, equating to an impressive 13.2% gross rental yield — making it a fantastic opportunity for investors seeking a property with a healthy return and consistent demand.

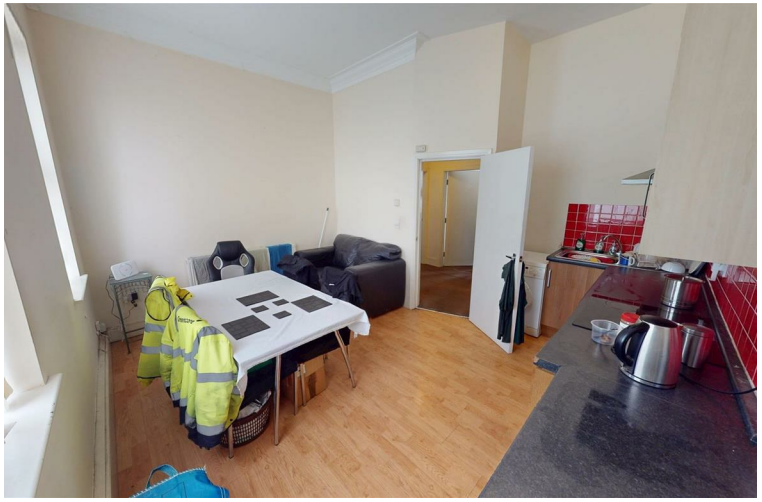
Conveniently located on Prescot Road, the apartment is within easy reach of local shops, amenities, schools, and transport links to St Helens town centre and surrounding areas.

This is a great chance to secure a high-yielding investment property in a popular and accessible area — early viewing is strongly recommended.

Ground Rent £250 per year And Service Charge / Insurance £750 per year but can increase

EPC: D



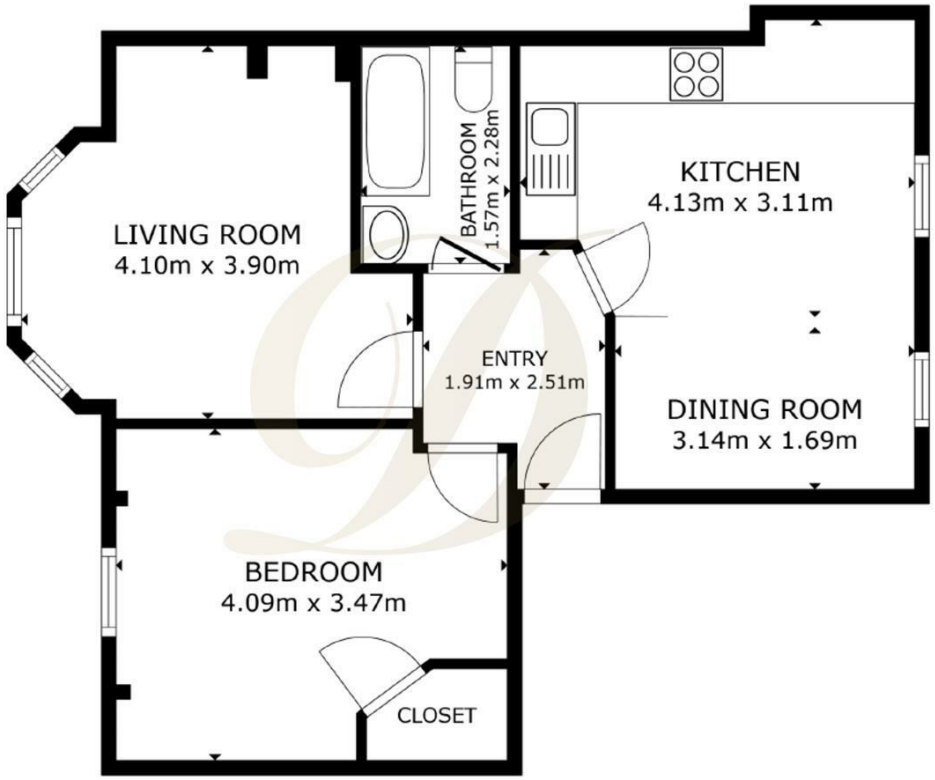









David Davies
Est.
1981
...refreshingly professional



FLOOR PLAN



Our family owned Independent Estate Agency was established in 1981 and provides a ***refreshingly professional service*** combining traditional values with a modern approach.

