

Investment Highlights

- Prime detached **freehold** residential investment.
- Comprising **seven** individually appointed self-contained apartments. Finished and maintained to an exceptional standard throughout.
- **Fully let**, producing an **immediate and secure income stream**. Established investment with a successful operational history.
- Prestigious and **highly desirable West Drive location**.
- Attractive in-and-out driveway with generous resident parking.
- Extensive private landscaped gardens.
- Excellent tenant demand within a strong residential rental market.
- Rare opportunity to acquire a high-quality, fully income-producing residential investment.
- An early inspection is strongly recommended to fully appreciate the quality of the accommodation, the attractive setting and the strength of this exceptional investment opportunity.



90 WEST DRIVE,
THORNTON-CLEVELEYS,
FY5 2JG

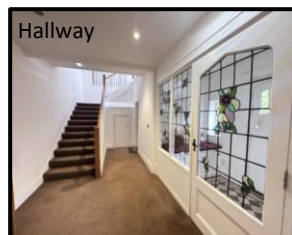
OFFERS OVER £900,000



Staircase



Front



Hallway



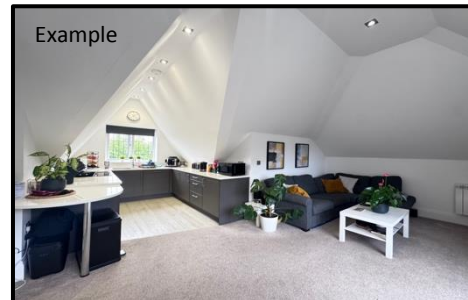
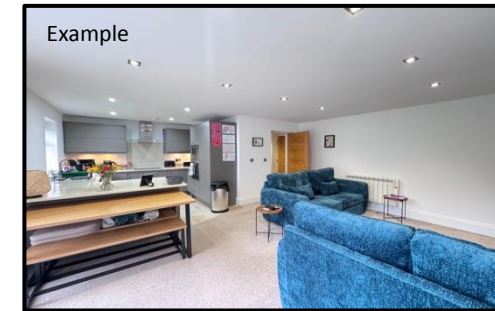
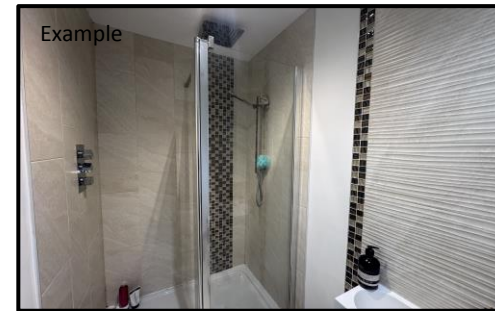
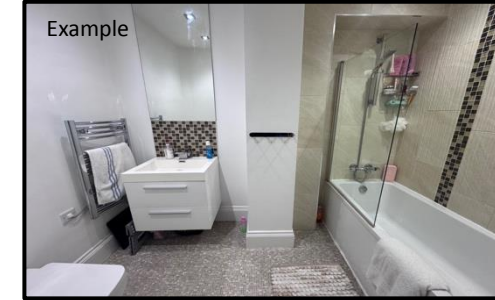
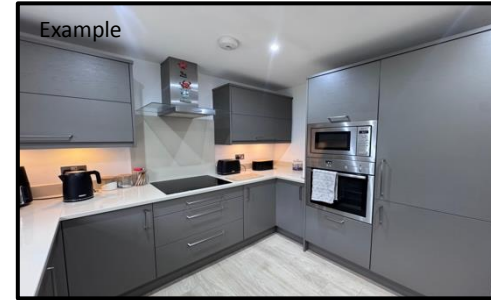
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The Towers Apartments, West Drive, Thornton Cleveleys- Prime Residential Investment Opportunity

An outstanding opportunity to acquire a substantial detached residential investment property occupying a prestigious position on the highly regarded West Drive in Thornton Cleveleys. This impressive **freehold** asset comprises **seven exceptionally well-presented self-contained apartments**, each finished to an excellent specification and maintained to a consistently high standard throughout. The property has been carefully managed and improved by the current owner, creating an attractive and well-established investment with strong appeal to quality tenants. Positioned within generous **private grounds**, the property enjoys an imposing frontage with an in-and-out driveway providing **ample off-road parking for residents**, together with extensive landscaped gardens that further enhance the overall setting and desirability of the accommodation. **The investment is offered fully tenanted**, providing an immediate and established income stream from completion. Having been successfully operated by the current owner for a number of years, the property benefits from a proven track record of occupancy and represents a rare opportunity to acquire a high-quality, income-producing residential asset in one of the Fylde Coast's most sought-after residential locations. The combination of its prominent position, quality accommodation, **established tenancy profile and potential for long-term capital appreciation** makes 90 West Drive an excellent addition to both private and institutional investment portfolios.



Investment: The 7 properties are all held currently under individual tenancy agreements with a monthly rent roll providing £5,345.00 (£64,140.00 gross per annum).

Tenure: We are advised the tenure of the property is freehold and held under one title.

EPC: Current EPC held for all flats and are available upon request.

Viewing: Strictly by telephone appointment through the agent's office and comes highly advised.