



LOVE



Saxony Rd, Kensington Fields

Guide Price £203,000 Freehold

3 bedroom terraced house for sale

Description

Perfect Investment Opportunity

3 Double Bedrooms

This modern, newly refurbished student property on Saxony Road is perfect for you and your friends. With 3 spacious double bedrooms and just a 10-minute walk to the city centre and the University of Liverpool (UoL) campus, this is a perfect property for student or professional sharers.

Great Location – Close to Everything!

Currently rented at £1,624.98 per month until June 2027 as part of the student academic year, with a gross annual rent of £22749.72 if half rent is not included and an impressive 11.2% yield!

Plus, the property holds a Selective Licence valid until 27/03/2028 by the current owner, adding an extra layer of confidence for investors, however a new licence will need to be acquired by the managing agent or new owner.

Management has been ongoing since 01/07/2017 as an HMO so certificate of lawfulness and/or planning issues will not be a problem.

If a certificate of lawfulness is required - this would need to be



**Available From
July 2026**

Sales & Lettings

discussed further with the current owner.

Utilities currently managed by MTR including broadband (Virgin Business) and gas/elec/water.

Council Tax Band: A (Liverpool City Council (LCC))

Tenure: Freehold

Parking options: On Street

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: Cable

Tenure

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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