



Empress Road, Kensington Fields

£245,000 Freehold

Property available to buy on Kensington Fields

Description

Looking for your next investment? MTR is delighted to offer for sale this recently refurbished, fully furnished 4-bedroom house on Empress Road (L7), ideal for both students and professional sharers.

Property Highlights:

Spacious Living: The property features four good-sized double bedrooms, perfect for relaxation and study.

Modern Kitchen and Lounge: Comprises of a lounge with a flat screen TV; kitchen with appliances including washing machine, microwave and kettle, fridge/freezer and oven/hob.

Convenient Location: Nestled in the conservation area of Kensington Fields, tenants can easily walk to university or access public transport. It's also just a 5-10 minute walk from McDonald's and other amenities.

Comfort Features: The property benefits from gas central heating and double glazing throughout, ensuring warmth and comfort.

Tenants currently paying £2,166.64 pcm and are set up for the next academic year. Ground 4A will be used to evict ready for the next set of tenants. Advertising for the next academic year is due to start



soon.

Gross rent - £26,000 full rent / £23,833 inc half rent over summer
Yield - 9.7% - 10.6%

Selective Licence held by current owner with an expiry of
27/03/2028 . New licence would be required with MTR as licence
holder or new owner.

Certificate of lawfulness currently being applied for.

Council Tax Band: A (Liverpool City Council (LCC))
Tenure: Freehold
Parking options: On Street
Garden details: Enclosed Garden

Tenure

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		

Viewing by appointment only
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