

## Penny Lane, Mossley Hill, L18



**For Sale - £215,000**

### Key Features

- 5 Bedroom 1 Bathroom Flat
- EPC Rating: D61
- Five Bedroom Flat
- Rental Income of £20,000 Pa - 9.1% Yield
- Opportunity to Add Value/Increase Rent
- Managing Agent in Place
- Double Glazing & Gas Central Heating
- On Street Parking
- Highly Sought After South Liverpool Location
- Served By Excellent Transport Links
- Local Shops and Amenities

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 3
- Floor Space: 95 square metres / 1,019 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2007 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/12/2131 (approx)
- Lease Term Remaining: 106 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: We are advised that there is no service charge/ground rent payable

### Description

A three storey leasehold flat operating as a licenced 5 bedroom HMO. Currently generating £20,000 per annum (9.3% yield) with the scope to increase the rent by adding value.

The property is currently managed by County Estates based on County Road, Liverpool. The rent includes all bills.

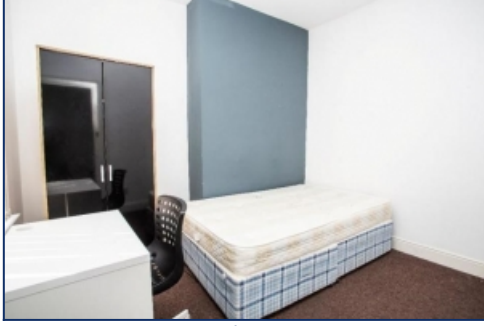
Please note that the commercial retail unit is not included in the sale, this listing is for the flat only. The retail unit is owned by somebody else and is not for

sale.

Please visit our website for additional information.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

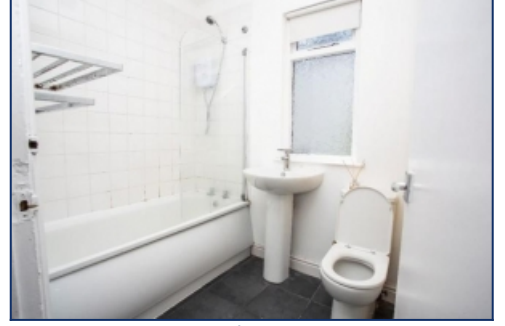
## Additional Images



Bedroom



Bedroom



Bathroom



Bedroom



Bedroom



Bedroom



Bedroom

## Floor Plans



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.