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Flat 4a Station Road, Ainsdale, Southport, Merseyside PR8 3HS

GUIDE PRICE **£93,000+***

VACANT RESIDENTIAL

Description

A first floor self-contained flat and separately accessed. two bedroom, two full bathrooms, with compact office/or large walk-in wardrobe. Benefiting from double glazing and central heating, the property is now vacant and has been let by the way of an assured shorthold tenancy. Rental income level going forward of £9,540 to £9,900p.a. Following kitchen modernisation, and/or bathrooms, the property would be suitable for potential use as an Airbnb subject to any necessary consents, and annual rental income of £10,500p.a. We are advised the total floor area is approximately 770 sq ft.

Situated

Fronting Station Road in a popular residential location close to local amenities and transport links. Southport town centre is approximately 3.5 miles away.

Ground Floor

Entrance Hall.

Lounge 16'0" × 14'6" (4.88m × 4.42m)

Bedroom 1 12'8" × 11'7" (3.86m × 3.53m)

Bedroom 2 12'5" × 8'10" (3.78m × 2.69m)

First Floor

Flat Hall, Living Room/Dining Room, Two Bedrooms, one with compact office area leading to Bathroom/WC, Kitchen

Approximate measurements
Kitchen 14'0" × 6'2" (4.27m × 1.88m)

EPC Rating

D

Council Tax Band

A



Note

Please note as well as leasehold owner, there is a 7th share of the Freehold Ltd company included in the sale (Stable properties Station Road).

Tenure

Leasehold