



## Property details

Beds	2
Baths	1
Parking spaces	1
Reception rooms	2
Gardens	1
Status	Leasehold
Tenure	For Sale
Energy efficiency rating	D
Energy efficiency	Current: 60.0, potential: 77.0
Environmental impact	Current: 55.0, potential: 72.0

## Investment returns

Current monthly rent	£550 pcm
Current rental yield	9.9%
Potential market value rent	£771 pcm
Potential rental yield	13.9%
Estimated monthly capital appreciation	£1373
Area capital appreciation rate	+13.2%

## Market dynamics

Market velocity	Slow moving
Average days on market	105
Monthly stock turnover	29%
5-year net area growth	+38%

# Features

POTENTIAL RENTAL INCOME - £745pcm

BUY TO LET INVESTORS ONLY-TENANT IN SITU

TENURE - Leasehold

LEASE LENGTH - 871 years

COUNCIL TAX BAND - A

EPC RATING - D (POTENTIAL - C)

GROSS YIELD - 6.6% per annum

CURRENT RENT-£550pcm

Ground Floor Bathroom

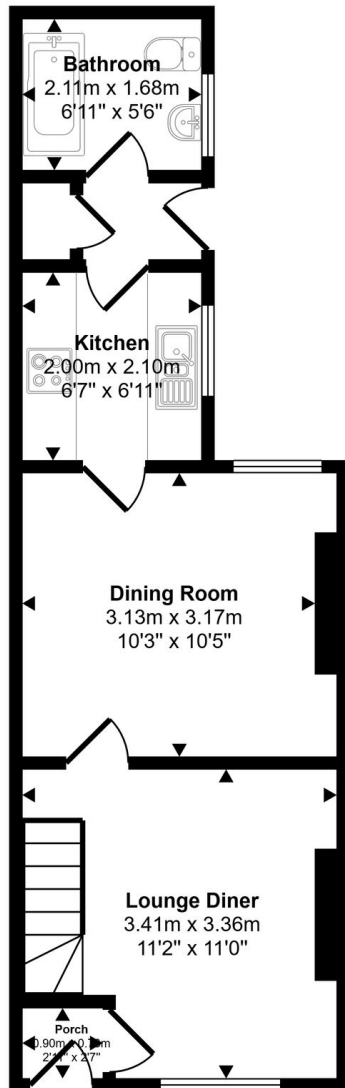
On Street Parking

We're pleased to be marketing this two bedroom terraced house, located in the popular of Bootle, which benefits from easy access to the local supermarkets, train station, and shopping centre. BUY TO LET INVESTORS ONLY - SOLD WITH TENANTS IN SITU RENTAL INCOME - £600pcm (£7200 PA) POTENTIAL RENTAL INCOME - £745pcm GROSS YIELD - 7.95% pa POTENTIAL YIELD - 11.2% TENANT IN SITU SINCE - March 2023 TENU...

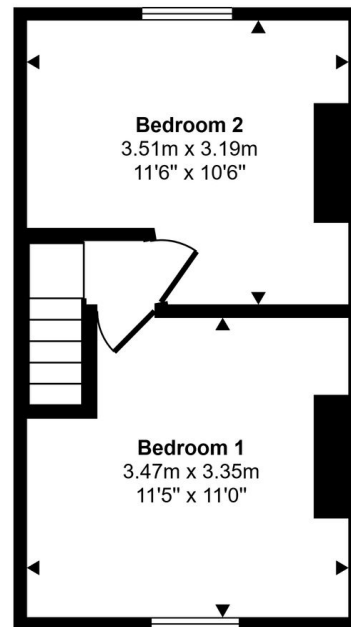
View full description at <https://www.moveplaces.co.uk/properties-for-sale/35a01106-53b6-4299-809b-f0201cd98c8b>

# Floor plans

Approx Gross Internal Area  
58 sq m / 622 sq ft

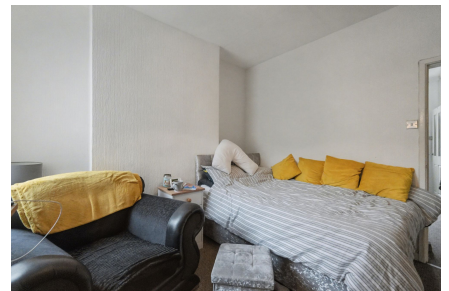


Ground Floor  
Approx 34 sq m / 371 sq ft



First Floor  
Approx 23 sq m / 251 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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