

## Springwood Court, Allerton, L19



**For Sale - £700,000 Offers in the Region of**

### Key Features

- 9 Bedroom 6 Bathroom Block of Apartments
- EPC Rating: Pending
- Freehold Investment Opportunity Comprising a Block of Apartments
- Entire Building Held Under a Single Title (flats Not Separately Leasehold Registered)
- Strong Rental Yield Potential with Scope for Further Optimisation
- Tenants in Situ in Flats 4-8, Providing Immediate Income
- Flat 3 Currently Vacant, Presenting Opportunity for Letting or Value Uplift
- Flats 3, 6 and 8: Two-Bedroom Units with Bathroom, Kitchen and Living Room
- Flats 4, 5 and 7: One-Bedroom Units with Bathroom, Kitchen and Living Room
- Freehold of Two Adjoining Bungalows Held on Long Leasehold Ownership
- Private Development Setting with Dedicated Car Parking
- Strong Rental Yield Potential of Circa 7-9% Gross with Full Rental Optimisation

### Further Details

- Tenure: Freehold
- Floor: Ground
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council

### Description

Brought to the market by Atlas Estate Agents, this freehold block of apartments is located on land adjacent to Brocklebank Lane and Lascelles Road, Allerton, L19. Arranged over two floors, the property comprises nine bedrooms, six bathrooms, six reception rooms, and well-appointed kitchens. The building is a traditional sandstone brick construction, offering solid character and presence.

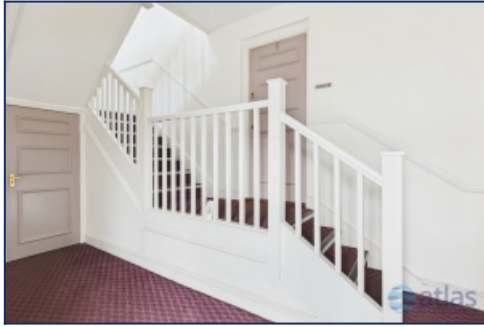
The flats are all in good condition, ready for occupation or letting. Flats 3, 6 and 8 offer two bedrooms each, while flats 4, 5 and 7 provide one-bedroom layouts. Tenants are currently in situ in flats 4-8, providing immediate income, while flat 3 is vacant, offering an excellent opportunity for letting or value uplift.

Two adjoining bungalows are included within the freehold title but are occupied under long leases, so the existing owner-occupiers will remain in situ. The

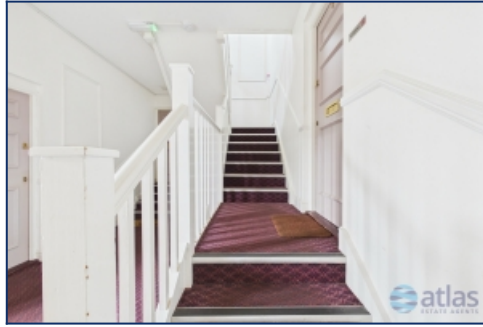
property benefits from a private development setting with dedicated car parking and communal garden areas.

Offered with no onward chain, this freehold investment presents strong rental yield potential of circa 7-9% gross, with further scope for income optimisation.

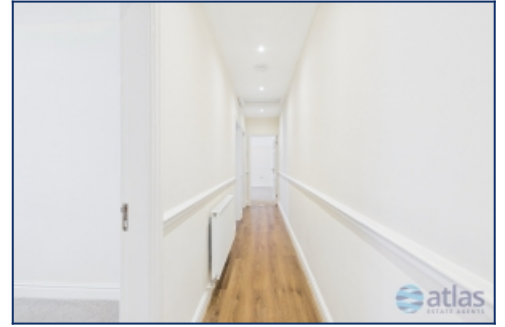
## Additional Images



Communal Areas



Communal Areas



Apartment 3 - Hallway



Apartment 3 - Lounge



Apartment 3 - Bedroom 1



Apartment 3 - Bedroom 2



Apartment 3 - Bathroom



Car Park



Walkway

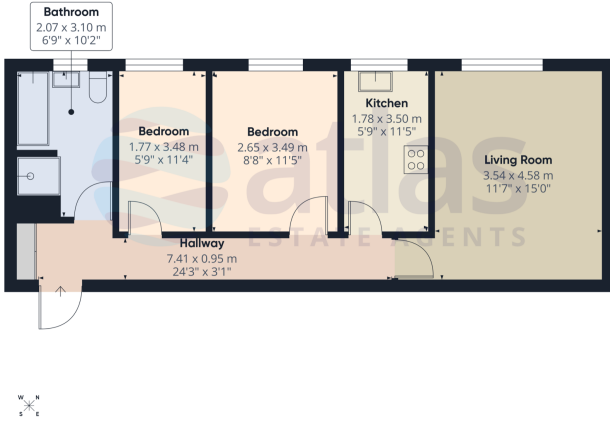


Pedestrian Entrance



Vehicle Entrance

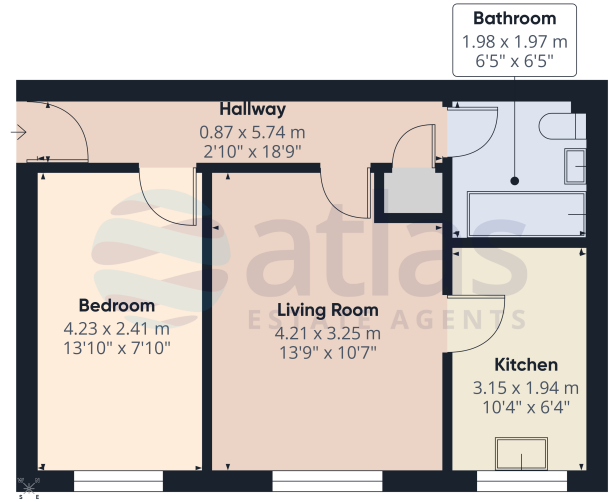
## Floor Plans



Approximate total area<sup>(1)</sup>  
53.5 m<sup>2</sup>  
576 ft<sup>2</sup>

(1) Excluding balconies and terraces

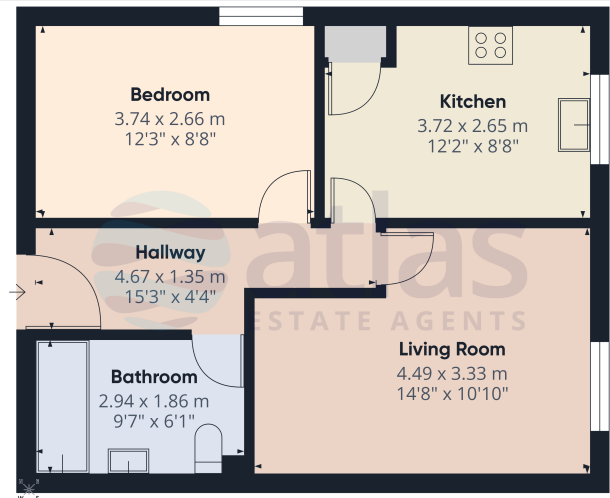
Calculations reference the BCS 39/03  
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Approximate total area<sup>(1)</sup>  
39 m<sup>2</sup>  
420 ft<sup>2</sup>

(1) Excluding balconies and terraces

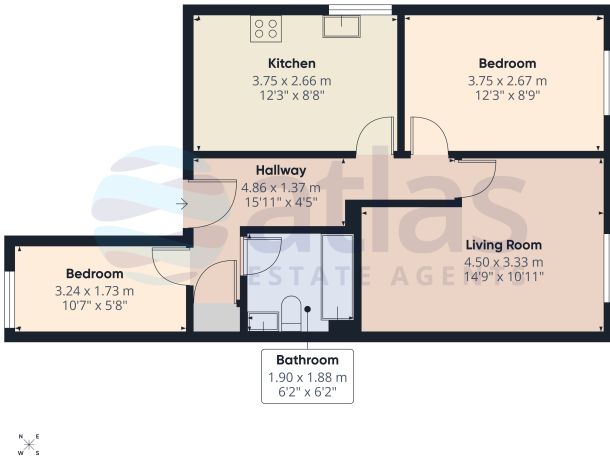
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Approximate total area<sup>(1)</sup>  
43.2 m<sup>2</sup>  
463 ft<sup>2</sup>

(1) Excluding balconies and terraces

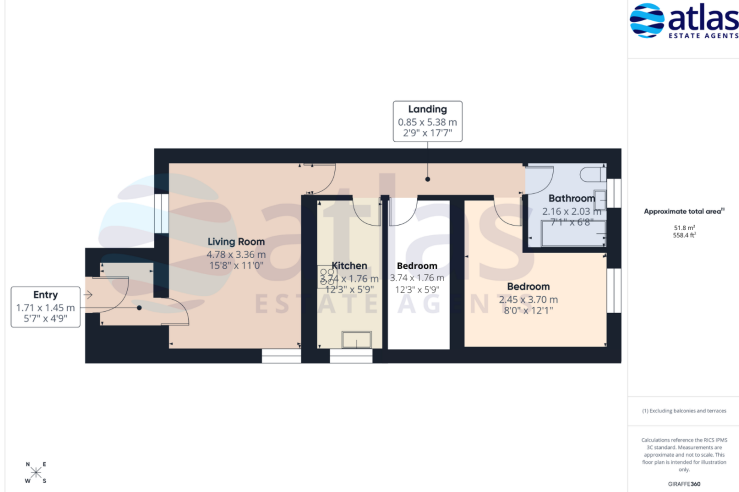
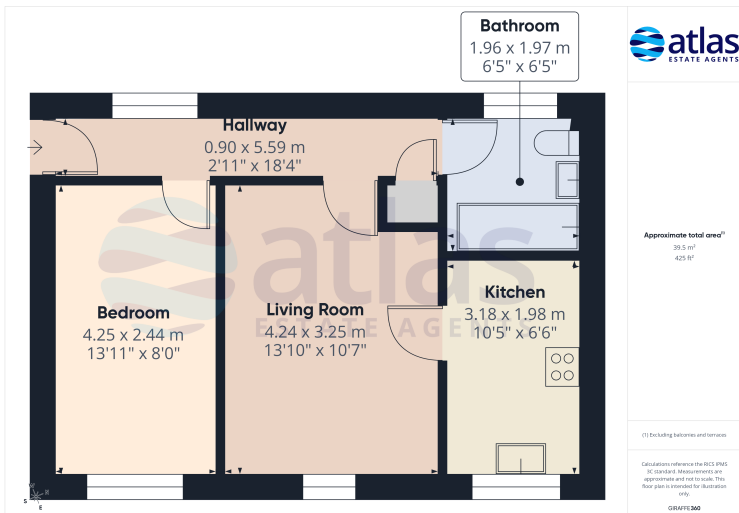
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Approximate total area<sup>(1)</sup>  
45.6 m<sup>2</sup>  
494 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS 39/03  
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