

Brocklebank Lane, 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, 5 and 6: Two-Bedroom Units with Bathroom, Kitchen and Living Room
- Flats 4, 7 and 8: One-Bedroom Units with Bathroom, Kitchen and Living Room
- Two Adjoining Bungalows Held on Long Leasehold Ownership private Development Setting with Dedicated Car Parking
- 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 Brocklebank Lane, 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, 5 and 6 offer two bedrooms each, while flats 4, 7 and 8 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.

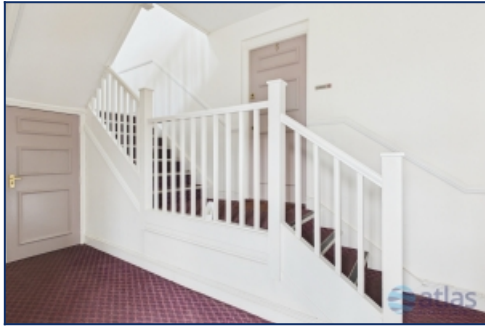
Two adjoining bungalows are included within the freehold title but are occupied under long leases, so the existing owner-occupiers will remain in situ. The

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

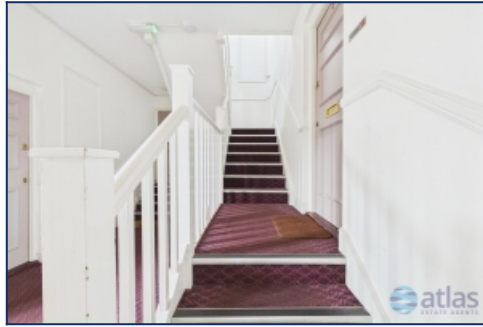
Offered with no onward chain, this freehold investment presents strong rental yield potential of circa 7-9% gross, with further scope for income optimisation.

PLEASE NOTE: Floor plan for flat 7 and overall square footage are pending.

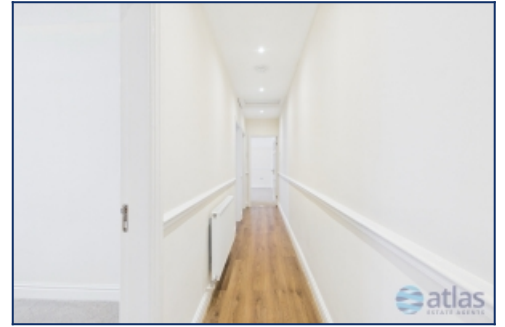
Additional Images



Communal Areas



Communal Areas



Apartment 3 - Hallway



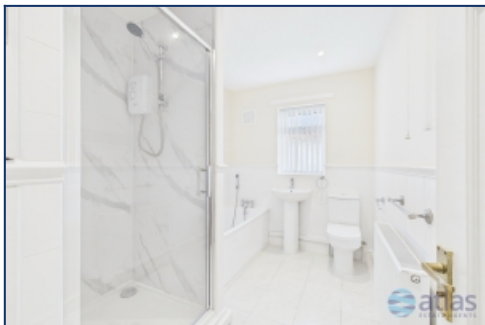
Apartment 3 - Lounge



Apartment 3 - Bedroom 1



Apartment 3 - Bedroom 2



Apartment 3 - Bathroom



Car Park



Walkway



Pedestrian Entrance



Vehicle Entrance

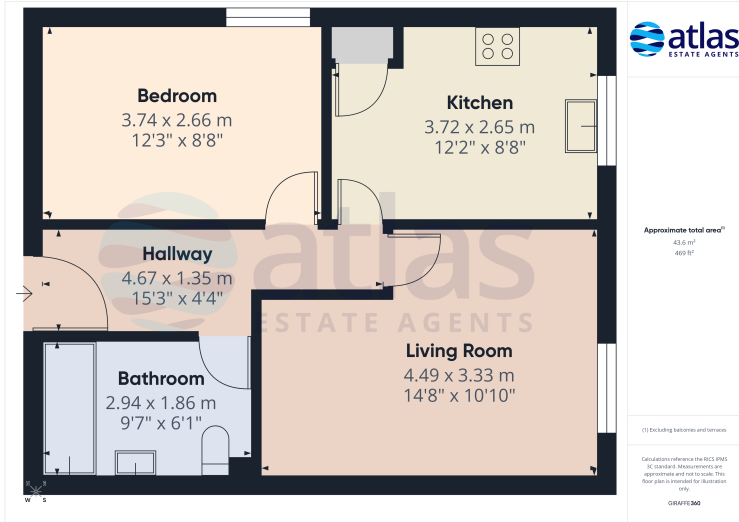
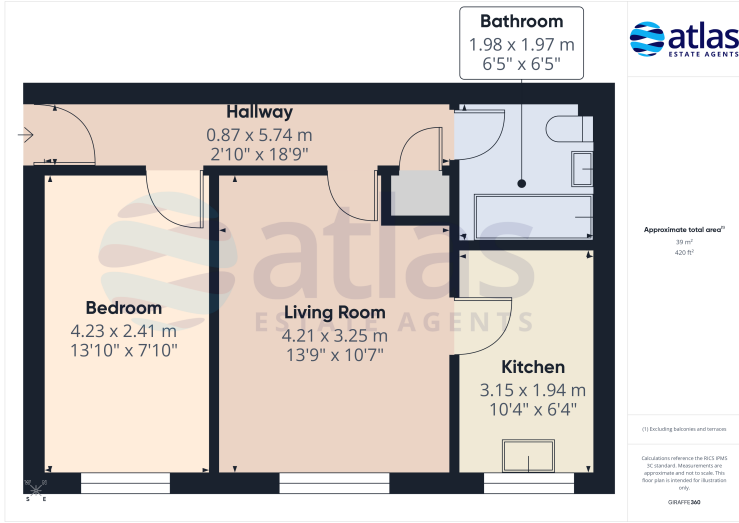


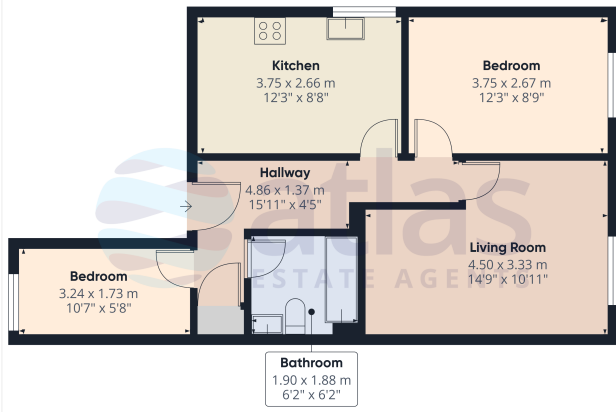
Plot Outline



Aerial View

Floor Plans



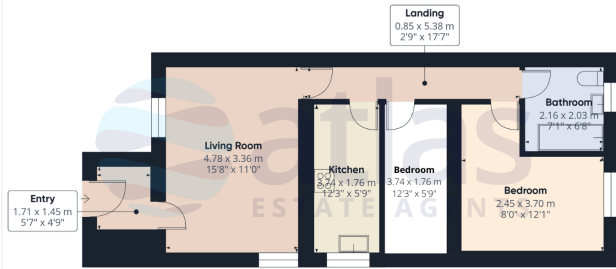


Approximate total area*
45.6 m²
504 ft²

(*) Excluding balconies and terraces

Calculations reference the RICS PAS 98
BC Standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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Approximate total area*
51.8 m²
558 ft²

(*) Excluding balconies and terraces

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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.