



## 11 Kremlin Drive, Liverpool, L13 7BU

Offers Over £320,000

Are you in the market for an investment opportunity?

Berkeley Shaw are delighted to bring to the sales market this well presented investment opportunity. Set within the popular postcode of L13, the property is ideally positioned just off Queens Drive providing easy access into Liverpool City Centre, M62 motorway network and surrounding areas. There are further amenities available in the surrounding area. The property is a seven-bedroom mid-terrace with all of the bedrooms benefiting from en-suite bathrooms. This is a great investment opportunity and has been renovated to a high standard by the current owners. The property also benefits from open plan kitchen/dining/living area, laundry room and an astro-turfed rear garden.

The property is currently fully let generating a rental income of £38,580 per annum.

Room 1 £500 per month  
Room 2 £440 per month  
Room 3 £480 per month  
Room 4 £495 per month



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	85
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

The property has undergone significant renovation by the current owners providing a turn key investment.

The property offers a spacious and grand hallway, laundry room located in the basement, seven en-suite bedrooms and a well presented open plan kitchen/living/dining area. Externally, the property boasts an artificial turfed rear garden.

- Room 1- £500 pcm
- Room 2 - £440 pcm
- Room 3 - £480 pcm
- Room 4 - £495 pcm
- Room 5 - £450 pcm
- Room 6 - £450 pcm
- Room 7 - potential of £450 pcm (vacant)

Get in touch straight away for further information or a viewing.



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