



## 132 Queens Drive, Liverpool, L4 6XD

Offers Over £250,000

If you're looking for a ready made investment then look no further...

Berkeley Shaw are delighted to offer for sale this fantastic 6 bedroom HMO opportunity located in the popular postcode of L4. Having undergone significant renovation by the current owners, the property provides well presented accommodation. Situated on Queens Drive, this investment is situated in a high rental demand area due to the fantastic variety of amenities available in the surrounding area and the ideal position which provides easy access into Liverpool City Centre and surrounding areas. The property is currently let for £2155 pcm with a potential to achieve £2655 pcm at full occupancy.





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		
England & Wales	EU Directive 2002/91/EC	84

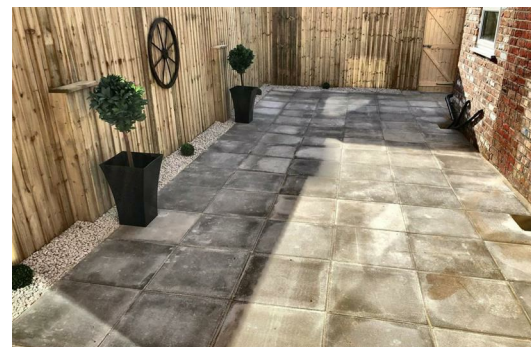
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales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

Room 1 £500 pcm  
Room 2 £475 pcm  
Room 3 £320 pcm  
Room 4 £540 pcm  
Room 5 vacant  
Room 6 £320 pcm

Set out across two floors, the accommodation comprises; spacious entrance hall, four en-suite bedrooms and a further two bedrooms sharing a well presented bathroom, fantastic open plan kitchen/living/dining area and utility/laundry room.

Externally, property boasts a generous rear yard. Further benefits include gas central heating and double glazing.

Get in touch straight away to arrange a viewing!



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

