31 CROXTETH GROVE, L8 0RU

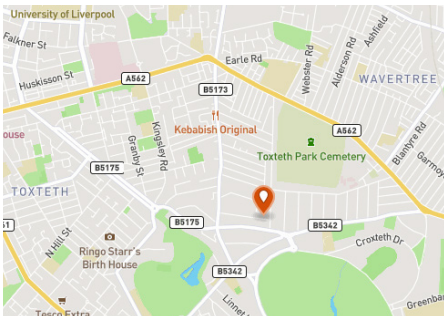
Croxteth Grove is well located for all universities and the city centre. The perfect location to give the best of all worlds, this house is close to Smithdown Road, within striking distance of the city centre and right next to beautiful Sefton Park.

31 Croxteth Grove is just a 27 minute walk, 8 minute cycle or 11 minute bus ride from the University of Liverpool campus.

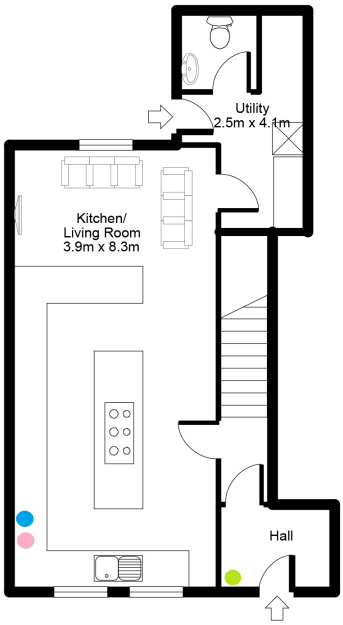
The property itself comprises of two separate flats, each with 9 large double bedrooms, a large communal lounge, a fantastic party kitchen and 3 bathrooms.

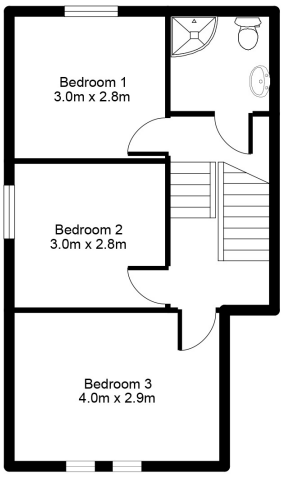
18 rooms

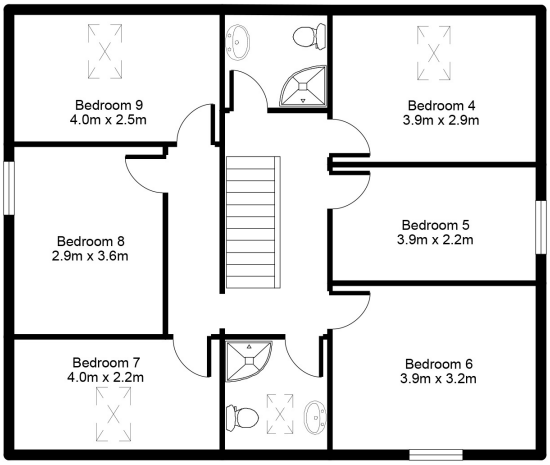
£83, 304 net rent/y



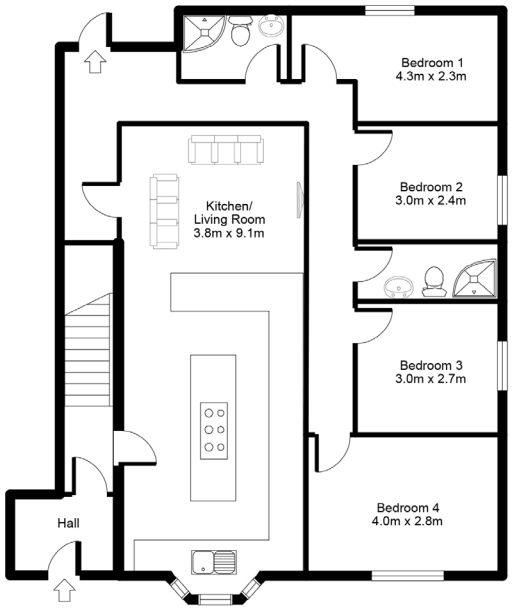
FLAT 1, 31 CROXTETH GROVE

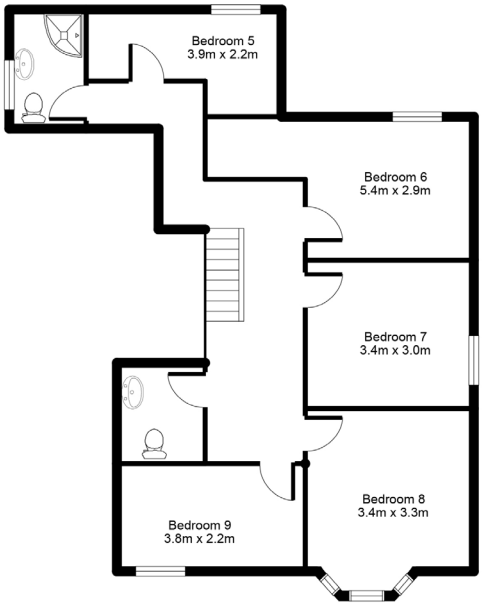






FLAT 2, 31 CROXTETH GROVE





THE OPPORTUNITY

Asking price	£1, 000, 000
Rooms	18
2020/21 gross rent per week per tenant	£99
Total gross rent per year	£92, 664
Gross yield	9.27%
Net rent per week per tenant	£89
Total net rent per year	£83, 304
Net yield	8.33%
Total net rent with our management	£60, 634
Net yield with our management	6.06%

OUR MANAGEMENT SERVICES

We have a stellar reputation in Liverpool for providing outstanding quality student homes and tenant service. We offer landlords a full management service for totally hands-off student rentals.

For a single price, we offer tenants a stunning property with:

- all utility bills included, uncapped
- entertainment package including movies and sports
- fortnightly cleaning service for communal areas
- £5000 Endsleigh contents insurance per tenant
- in-house maintenance team
- 50" TV, dishwasher, washing machine and tumble dryer

All relevant planning, HMO licencing and certs in place.

9/10 students living with us were happy with our service

82% of tenants would recommend us to a friend

96% of tenants said that our team was polite and helpful

Rated 4.5/5 by our tenants on TRUSTist

OCCUPANCY AND INCOME HISTORY

Year	Beds	Occupants	Weekly gross rent per tenant	Yearly total gross rent
2015/16	18	18	£90	£84, 240
2016/17	18	17	£95	£83, 980
2017/18	18	18	£95	£88, 920
2018/19	18	18	£99	£92, 664
2019/20	18	18	£100	£86, 076
Total	90	89	£96 (avg)	£435, 880

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