



2 bed apartment to buy in L3

Falkland Street, Liverpool, Merseyside, L3 8HJ

£65,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Tenant In Situ £725 pcm
- ✓ Great Location
- ✓ Stunning Two Bedroom Apartment
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are proud to offer for sale this spacious two bedroomed apartment on Falkland Street, nicely situated off London Road and is within walking distance of The Royal Liverpool Hospital, Liverpool City Centre, Lime Street Train Station, University of Liverpool, easy distance to the waterfront and the Famous Albert Dock and Liver Buildings and much more! This property is perfectly located within the City Centre, meaning all local amenities are walking distance. Being sold with tenant in situ so perfect as an investment for the discerning Landlord.

The communal area also benefits from coded access entry doors, intercom systems and a lift to all floors.
Council Tax Band - C

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 104

Annual Ground Rent Amount: £316.00

Annual Service Charge Amount: £2,922.00

Price: Starting Bid £65,000

Property Type: Apartment

Parking: None

Year built: 2008

Construction materials: Brick and block

Risk of floods and or erosion: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

LOUNGE 11' 6" x 19' 5" (3.518m x 5.932m)

KITCHEN 8' 6" x 6' 10" (2.605m x 2.089m)

MASTER BEDROOM 10' 5" x 12' 3" (3.179m x 3.744m)

BEDROOM 2 6' 4" x 13' 7" (1.946m x 4.147m)

BATHROOM 7' 10" x 6' 6" (2.407m x 2.00m)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		94
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Falkland Street, Liverpool, Merseyside, L3 8HJ

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,
northwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

