




Auction

BerkeleyShaw
REAL ESTATE

2 bed apartment to buy in L3

17 Standish Street, Liverpool, Merseyside,
L3 2BD

£125,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000.

Welcome to this spacious sixth-floor duplex apartment set within the highly sought-after Focus Building in the heart of Liverpool City Centre. Boasting panoramic views across the city skyline, including St John's Beacon and The Anglican Cathedral, this impressive property offers the perfect combination of modern style, convenience, and urban living.

Ideally positioned, the apartment enjoys easy access to Liverpool's excellent amenities, including shops, restaurants, and bars, as well as superb transport links via Moorfields Train Station and Queens Square Bus Station, both just a short walk away.

The development itself provides lift and stair access from the striking communal atrium, along with a concierge service for residents' convenience.

Inside, the apartment comprises an inviting entrance hall, leading to an impressive open-plan kitchen, dining, and living space—perfect for both relaxing and entertaining. The property also features a modern family bathroom and two double bedrooms, with the master bedroom benefiting from an en-suite shower room and access to a private balcony.

Further benefits include electric heating throughout and one allocated parking space.

The apartment is being sold with a sitting tenant, currently let for £1,200 per calendar month, making it a versatile opportunity for both homeowners and investors alike.

Early viewing is highly recommended!

Key Information:

Service Charge: £2,766 per annum

Tenure: Leasehold 79 years remaining

Communal Entrance - Secure access with stairs & lift access to upper floors.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 79

Annual Service Charge Amount: £2,766.00

Service Charge Review Period: Yeah

Price: Starting Bid £125,000

Property Type: Apartment

Parking: Allocated

Year built: 2000

Construction materials: Steel frame construction

Roofing type: Metal roofing

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

17 Standish Street, Liverpool, Merseyside, L3 2BD

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

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