



39 Falkner Street, Liverpool, L8 7PU

Asking Price £750,000 Leasehold

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About the Property

A rare opportunity to purchase a stunning Georgian townhouse in one of the most sought after Streets in the city! Situated in the heart of the beautiful Georgian Quarter.

The property underwent complete restoration and refurbishment in 2015 resulting in accommodation finished to the highest of standards.

Falkner Street, really is a jewel in the crown of the Georgian quarter with it's quaint cobbled street and distinct charm. The property is only a short stroll to an array of boutique cafes & restaurants and also offers easy access to Liverpool city centres shops, bars, restaurants and Cathedrals. This home really perfect for those looking for an elegant period property with all of the benefits of modern city living.

The home benefits from high specification fixtures & fittings throughout and comprises.

- Traditional tiled vestibule entrance leading to the elegant hall way where the main through lounge is accessed.
- The modern fully fitted kitchen, dining room, W.C and access to the paved garden can be found on the lower level of the property.
- To the first floor there are 2 double bedrooms one having a high spec en-suite bathroom.
- On the 2nd floor 2 further double bedrooms can be found along with the main bathroom which benefits from a separate bath and shower enclosure.
- The top floor of this elegant property is home to the 5th bedroom which again benefits from a modern fitted en-suite bathroom.

This home has been extensively refurbished. Most notable benefits include;

- Double glazed replacement replica sash windows.
- Stunning replica character features throughout including coving, ceiling roses and architraves.
- Fully double glazed and centrally heated.
- Secure allocated parking and additional permit parking

We are expecting high demand for this property so don't miss out,



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	89
(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	

- Lease - 243 years remaining
- Service charge - £300.00 (to cover car park maintenance)
- Extensively refurbished throughout
- Set over 5 storeys
- Double glazed and central heated
- Secure allocated parking and additional on street permit parking
- Modern fully fitted kitchen



City Residential

81/87 Victoria Street, The Old Haymarket, Liverpool L1 6DG

T: 0151 231 6100 F: 0151 231 6105

E: sales@cityresidential.co.uk



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