



## Tommy Lee's House, Falkland Street, Liverpool

By Auction £45,000

*\*Investment Only\**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (amsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The successful buyer will pay £349.00 including VAT for this pack which you must view before bidding. You do not pay just to view the pack, only if you are the successful bidder.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

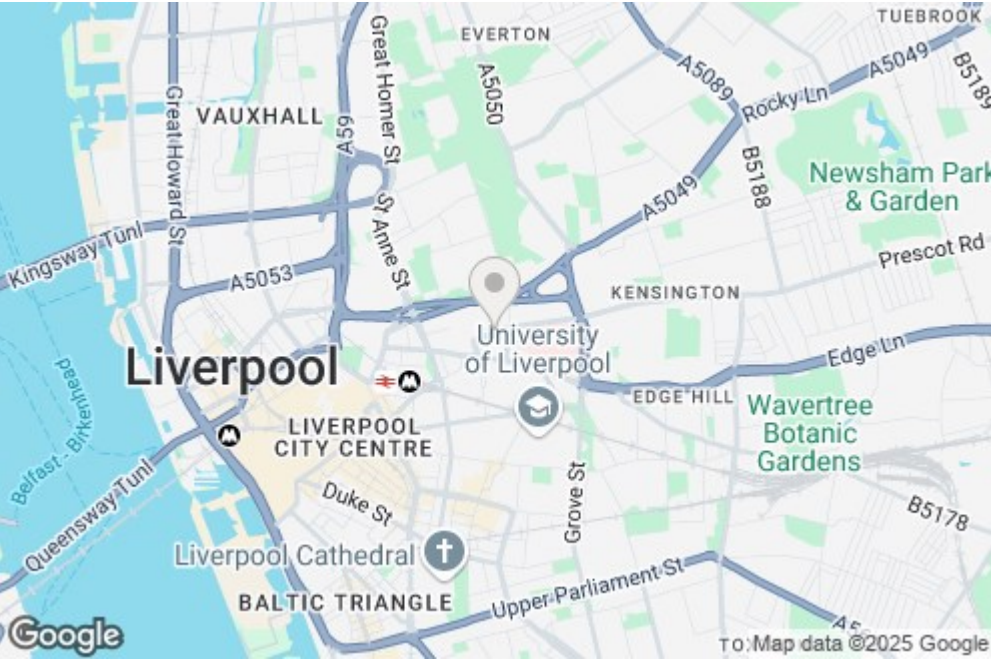
Services may be recommended by the Agent or Auctioneer in

We've got a cracking one bedroom apartment up for grabs in a super-popular development, ideally located on the edges of Liverpool city centre. Your apartment is just a hop, skip and a jump away from the Royal Liverpool University Hospital, Liverpool University and city centre - so it's the perfect destination for working professionals and students alike.

Inside this smartly-presented development, you'll find a fully furnished apartment - so you can drop your bags and move in straight away with no hassle. The open plan lounge/kitchen/dining room sees plenty of light and opens up onto your very own Juliette balcony - so you can experience the breeze and buzz of the city. The kitchen comes complete with glossy black and white cabinets, sleek appliances and an integrated hob. Journey through into the bedrooms and you'll find soft carpets underfoot along with top-notch fixtures and fittings.



Tommy Lee's, 35 4 Falkland Street, Liverpool, L3 8HJ



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Good	Fair	Very environmentally friendly - lower CO <sub>2</sub> emissions	Good	Fair
92-100 A			10-15 A		
82-91 B			16-20 B		
72-81 C			21-25 C		
62-71 D			26-30 D		
52-61 E			31-35 E		
42-51 F			36-40 F		
32-41 G			41-45 G		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
64	64		67	67	