



Falkner Street, Liverpool L8 7AE

welcome to

Falkner Street, Liverpool

Two bedroom duplex apartment in the sought after location of L8



Entrance Hall

Intercom, laminate flooring.

Open Plan Living Kitchen

20' 10" x 18' 3" (6.35m x 5.56m)

Fitted kitchen with wall and base units, work surfaces incorporating a stainless steel sink, electric hob, electric oven, dishwasher, washing machine, electric heater, floor to ceiling double glazed window to the side, laminate flooring.

Bedroom One

9' x 11' 11" (2.74m x 3.63m)

Double glazed floor to ceiling window to the side, electric heater, laminate flooring.

Bedroom Two

9' 1" x 11' 11" (2.77m x 3.63m)

Floor to ceiling window, wardrobes, electric heater, door to balcony and laminate flooring.

Bathroom

Bath, shower, wash hand basin, W.C, tiled walls, laminate flooring.



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welcome to

Falkner Street, Liverpool

- Two Double Bedroom Duplex Apartment
- Balcony Off Master Bedroom
- Spacious Kitchen/Living Area
- Onsite Gym
- Onsite Concierge

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT122789 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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