



**2 Tommy Lee House, 4 Falkland Street, Liverpool, Merseyside, L3 8HJ**

**Offers around £85,000**

We are pleased to offer for let this luxury one bedroom apartment in city centre and all local amenities and transport links. The property briefly comprises of a reception room, fully fitted kitchen including oven & hob and bathroom. The property also benefits from gas central heating and is offered fully furnished with all appliances.



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### Entrance Hall

6'9" x 3'9" (2.06 x 1.16)

### Kitchen/Diner/Lounge

20'0" x 11'10" (6.12 x 3.61)

Kitchen comprises of various wall and base units, oven, hob extractor fan, wall heater, plumbing for washing machine, fridge freezer, upvc french door and window to rear aspect.

### Bedroom

12'7" x 11'8" (3.85 x 3.57)

Heater, upvc window to rear aspect.

### Bathroom

7'8" x 6'7" (2.34 x 2.01)

Bath with shower over, low level wc, wash hand basin.

