



Falkner Street, Georgian Quarter, Liverpool L8 7AE

- One Bedroom Top Floor Duplex Apartment
- Available With No Chain - Cash Buyers Only
- Open Plan Kitchen, Dining & Living Space
- Deluxe Bathroom Suite & Additional WC
- Located In The Desirable Georgian Quarter
- Well-Proportioned & Beautifully Presented
- Generous & Impeccably Finished Bedroom
- Benefits From Access To Gym & Parking



£125,000













Description

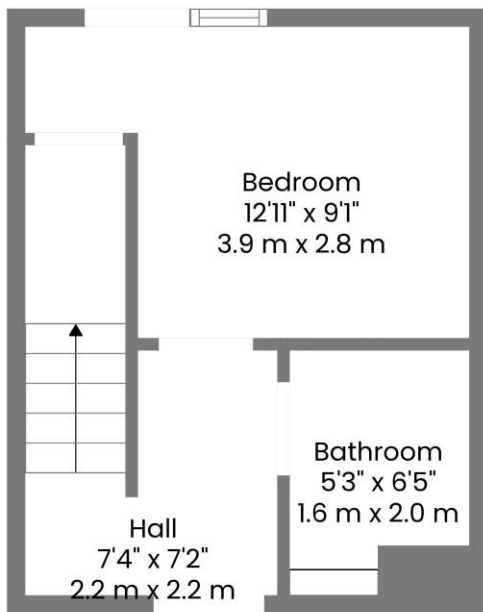
Available for cash purchasers only

This striking one bedroom top floor duplex apartment, found within a modern development on Falker Street in the picturesque and desirable Georgian Quarter, L8, is proudly presented to the sales market by appointed agents Move Residential. Offered for sale with no onward chain, this immaculately presented property offers an opportunity not to be missed for those seeking luxury city living. Accessed via a secure communal entrance point and lift to the upper floors, you are greeted into the apartment by an entrance hall, leading through to a generous and beautifully presented double bedroom, which enjoys access to a private balcony area offering the ideal spot for soaking up the sun during the summer months. Accompanying the bedroom is a deluxe three-piece family bathroom suite. Ascend to the upper level, you will find the stunning open plan kitchen dining and living space, flooded with natural light and impeccably finished in a fresh contemporary décor throughout. The kitchen is complete with a range of stylish fitted units and complementary worktops, and with ample room to accommodate both a designated dining and sitting area, this presents a welcoming social setting for relaxing and entertaining. Adding the finishing touch to the interior of the apartment is a convenient separate WC, ideal for visitors. Residents of development can enjoy access to the fully equipped gym, and the property further benefits from allocated parking.

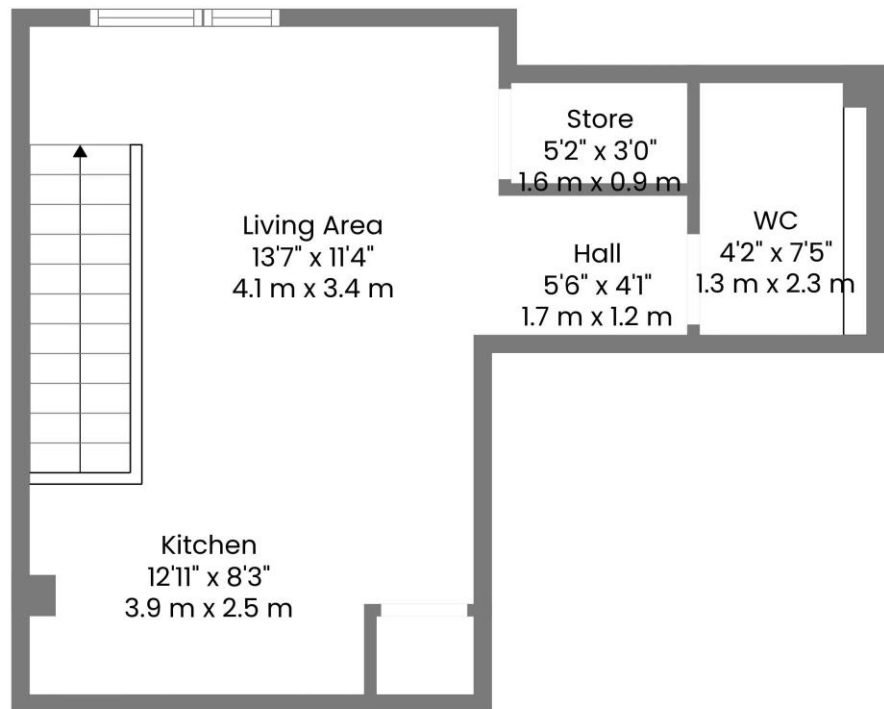
Location

Enjoying the L8 postcode, the property boasts easy access to the popular Liverpool 1 shopping centre, the world heritage site of The Albert Docks and further amenities brought to you by the city of Liverpool. Tourist attractions including the city's cathedrals are close by, as are supermarkets, churches and schools and restaurants, bars, cafes and cinemas are all a stroll away. Just five minutes to both the Birkenhead and Wallasey tunnels, a short drive to the M62, M57 and M58 motorways and a handful of train links close by, the property sits in an ideal location for any commuter or city worker.

Floor Plan



Floor 1



Floor 2

TOTAL: 553 sq. ft, 51 m2

BELOW GROUND: 215 sq. ft, 20 m2, FLOOR 2: 338 sq. ft, 31 m2
EXCLUDED AREAS: WALLS: 74 sq. ft, 8 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, No Responsibility Is Taken For Any Error, Omission Or Mis-statement. This Plan Is For Illustrative Purposes Only And Should Be Used As Such By Any Prospective Purchaser.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.