



Falkner Street, Liverpool L8 7AE

 **jones & chapman**

welcome to

Falkner Street, Liverpool

A spacious one bedroom apartment on the third floor of Falkner Street



Entrance Hall

Laminate flooring.

Open Plan Living Kitchen Diner

21' 8" x 8' 9" (6.60m x 2.67m)

Fitted kitchen with wall and base units, work surfaces incorporating a one and half bowl sink and drainer, electric oven, electric hob, fridge freezer, central heating boiler, radiator, laminate flooring, double glazed window.

Bedroom

14' 5" x 9' 6" (4.39m x 2.90m)

Double glazed window to the front, fitted wardrobes, radiator, telephone and tv point, laminate flooring.

Bathroom

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



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welcome to

Falkner Street, Liverpool

- Great Sized One Double Bedroom Apartment
- Located On The Third Floor
- Open Plan Lounge/Kitchen
- Light and Airy Throughout
- Onsite Concierge

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 255 years from 01 Jan 2016.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

fixed price

£125,000



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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.

The Property
Ombudsman



Property Ref:

ALT122867 - 0004

 **jones & chapman**



0151 734 1440



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



jonesandchapman.co.uk