



2 bed apartment to buy in L3

Falkland Street, Liverpool, Liverpool,
Merseyside, L3 8HJ

£65,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Great Location
- ✓ Stunning Two Bedroom Apartment
- ✓ Full Family Bathroom
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

We are proud to offer for sale this two bedroom apartment on Falkland Street. The property is situated off London Road and is within walking distance of The Royal Liverpool Hospital, Liverpool City Centre, Lime Street Train Station, University of Liverpool and much more! This property is perfectly located within the City Centre, meaning all local amenities are walking distance away.

Comprising: Hallway, Open plan lounge and kitchen, two bedrooms and fully fitted bathroom. The communal area also benefits from coded access entry doors, intercom systems and a lift to all floors.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 104

Annual Ground Rent Amount: £316.00

Annual Service Charge Amount: £3,019.00

Price: Starting Bid £65,000

Property Type: Apartment

Parking: None

Year built: 2008

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Restrictions: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

LOUNGE 11' 6" x 19' 5" (3.518m x 5.932m)

KITCHEN 8' 6" x 6' 10" (2.605m x 2.089m)

MASTER BEDROOM 10' 5" x 12' 3" (3.179m x 3.744m)

BEDROOM 2 6' 4" x 13' 7" (1.946m x 4.147m)

BATHROOM 7' 10" x 6' 6" (2.407m x 2.00m)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Falkland Street, Liverpool, Liverpool, Merseyside, L3 8HJ

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

