



## 1 bed apartment to buy in L8

68 Falkner Street, Liverpool, Merseyside,  
L8 7AE

**£120,000** Starting Bid

🛏 x1 🚿 x1 🚿 x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Expansive open-plan living and entertaining area
- ✓ Sleek, contemporary kitchen featuring a full suite of integrated appliances and designer finishes
- ✓ Ample, clutter-reducing storage space located efficiently beneath

## Key Information

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

## Description

Offered to the market by Pattinson's, this exquisite 4th floor presents a unique opportunity to secure a high-specification, one-bedroom residence in the prestigious heart of Liverpool's Georgian Quarter. Situated on the famously characterful Falkner Street, the location is unrivalled, providing instant access to the city centre, major universities, and Liverpool's celebrated cultural landmarks.

Occupying the fourth and fifth floors, the property's architectural design maximises both space and light. The elegant split-level layout places the main living area and kitchen on the top (fifth) floor, while the private Master Bedroom Suite and primary bathroom are located on the floor below.

The upper level features an expansive open-plan kitchen and living space, ideal for both daily relaxation and hosting guests. The state-of-the-art kitchen boasts sleek finishes, integrated appliances, and is perfectly supported by a highly useful adjacent pantry, ensuring a tidy and functional cooking environment. A large storage area nestled neatly beneath the stairs further enhances the apartment's practicality.

The lower floor is dedicated entirely to the Master Bedroom Suite. The accompanying bathroom completes this self-contained floor.

This residence provides the ultimate in metropolitan convenience, underscored by resident amenities including a free on-site gym and immaculately maintained communal gardens. Combining modern design and exclusive features with the historic charm of one of Liverpool's most coveted postcodes, this apartment offers a distinctive lifestyle or a prime investment opportunity.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 246

Annual Ground Rent Amount: £774.00

Annual Service Charge Amount: £3,024.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: None

Year built: 2018

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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