



**Falkner Street
Liverpool
Merseyside
L8 7AD**

Offers in Excess of £103,000

bettermove

Falkner Street

Liverpool

Bettermove are pleased to welcome to the market this charming one bedroom second floor apartment in the Georgian Quarter, available with no forward chain.

This is a leasehold property which benefits from a long lease with approximately 250 years remaining; the ground rent is £457 per year and the service charge is £161 per month.

The property is tenanted and will be sold with tenants in situ - rental yields can be obtained through Bettermove.

The interior of this beautifully-presented property, which is sold furnished, comprises a modern open plan kitchen/living room, spacious double bedroom and a well-appointed bathroom.

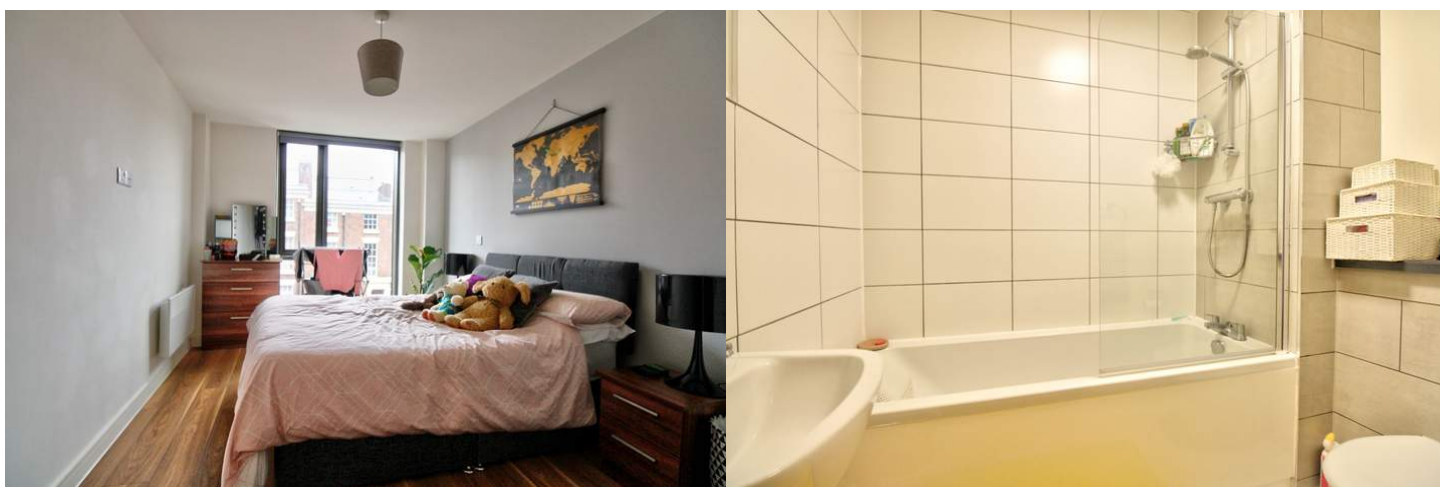
Located in the sought after Georgian Quarter, the property is close to a wide range of amenities, including supermarkets, restaurants, bars and pubs. Excellent transport links can be found from the A562, A561, M62, M53, Liverpool Central & Lime Street stations and Edge Hill station.

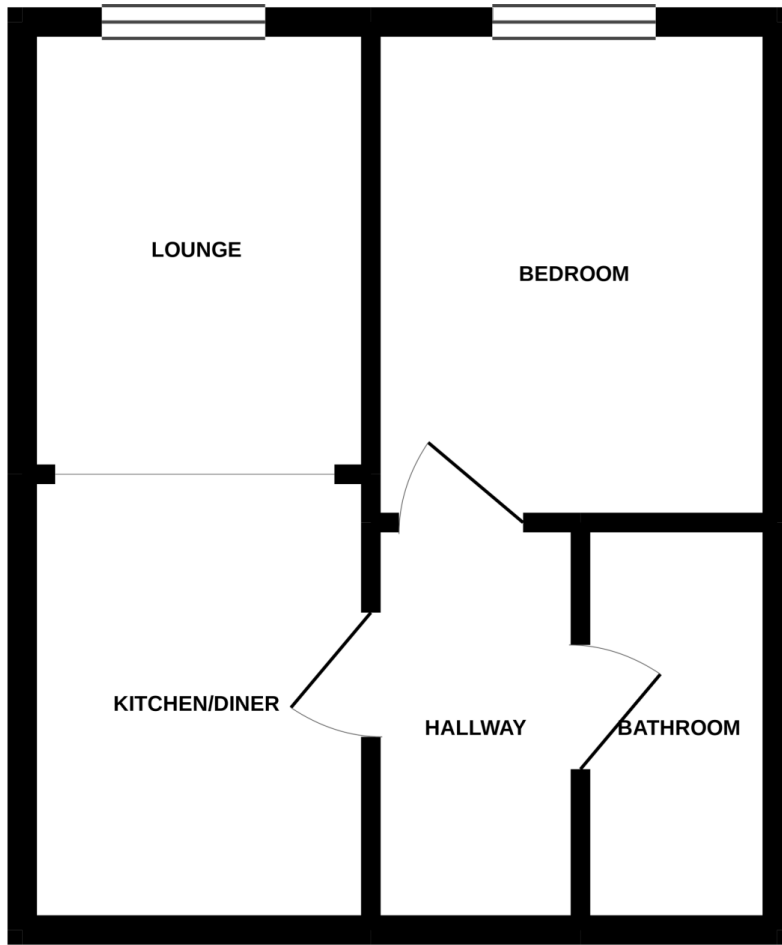
This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

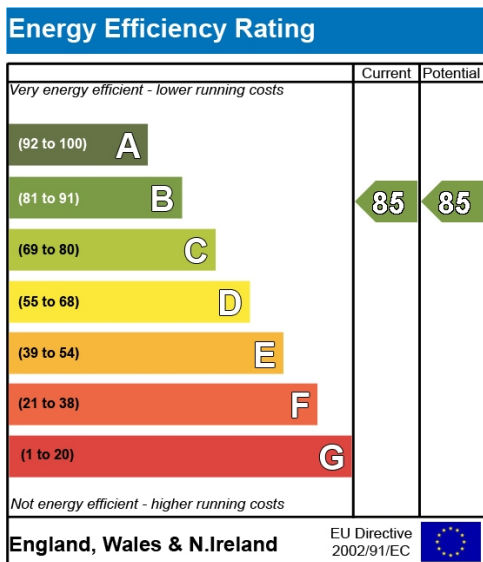
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk