



## 3 25a Falkner Square , Liverpool, L8 7NZ Offers in excess of £180,000

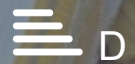
We are delighted to welcome to the market this charming ground floor apartment in The Georgian Quarter of Liverpool. Located next to Falkner square gardens it boasts a communal courtyard, offering delightful city centre living. The apartment briefly comprises of private entrance, hallway leading to living room, dining and kitchen area, two double bedrooms and a family bathroom.

Figures to be Verified  
Length of Lease 125 Years from 1999  
Service Charges £1392 per annum  
Ground Rent TBC  
Council Tax Band A  
EPC Rating D  
Currently tenanted on a periodic tenancy

- Two Double Bedrooms
- Georgian Quarter
- Apartment
- Family Bathroom
- Epc Rating D
- Viewing highly Recommended

### Viewing

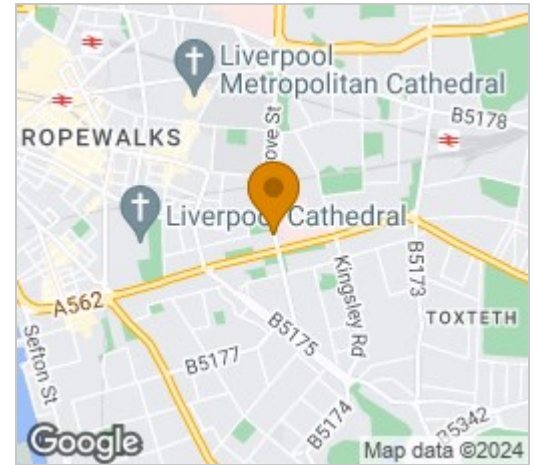
Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



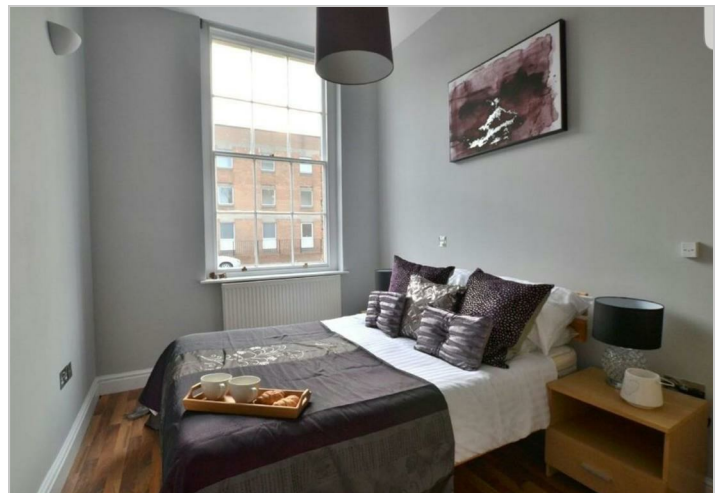
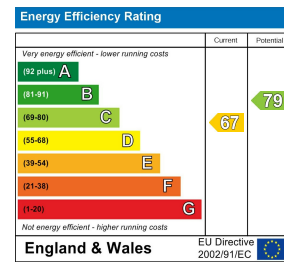
## Floor Plan



## Area Map



## Energy Efficiency Graph



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