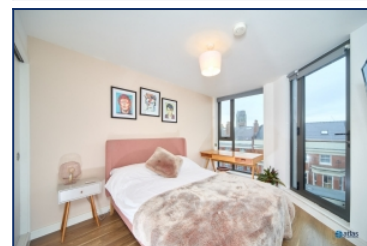


## Falkner Street, Georgian Quarter, L8



**For Sale - £180,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Duplex Apartment
- EPC Rating: C
- Top-floor Duplex Offering Breath Taking Views of Both Cathedrals, the City Skyline, and Wales
- Open-plan Kitchen/living Area with Thermal Blinds in the Living Space
- Spacious Under-stairs Storage
- Two Double Bedrooms, Including a Master with Balcony Access and Fitted Wardrobes
- Contemporary Kitchen with Integrated Appliances
- Convenient Pantry Adjacent to the Kitchen
- Free On-site Gym for Residents
- Beautifully Maintained Communal Gardens
- Located in the Highly Sought-after Georgian Quarter, Renowned for Its Character and Charm
- Walking Distance to the City Centre and Universities

### Further Details

- Tenure: Leasehold
- Floor: 4 (with lift access)
- No. of Floors: 2
- Floor Space: 637 square feet / 59 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £814 per quarter
- Ground Rent: £581 per annum
- Security: Intercom (Audio Only)
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic), Fridge/Freezer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2016 (approx)
- Original Lease Term: 255 year(s)
- Lease Expiry Date: 31/12/2270 (approx)
- Lease Term Remaining: 245 year(s) (approx)
- Service Charge: £814 per quarter
- Ground Rent: £581 per annum

### Description

Brought to the market by Atlas Estate Agents, this exquisite top-floor duplex apartment offers a rare opportunity to own a stunning residence in the heart of Liverpool's highly sought-after Georgian Quarter. Perfectly situated on Falkner Street, renowned for its rich character and charm, the property enjoys an enviable location within walking distance of the city centre, local universities, and some of Liverpool's finest cultural landmarks.

Occupying the fourth and fifth floors, this elegant duplex boasts breathtaking views of both of the city's iconic cathedrals, sweeping across the city and extending all the way to Wales, offering a true city-living experience. The accommodation is thoughtfully arranged over two floors, with the living area and kitchen on the top (fifth) floor, and the bedrooms and bathroom on the fourth floor. The contemporary design flows seamlessly throughout.

Upon entering on the fourth floor, a spacious hallway leads to two well-proportioned double bedrooms and a stylish bathroom. Upstairs, the expansive open-plan kitchen and living area provides an ideal space for both relaxing and entertaining. The living space is bathed in natural light, complemented by thermal blinds for comfort and practicality. The modern kitchen is a chef's delight, featuring integrated appliances, sleek finishes, and a convenient pantry, offering ample storage and workspace.

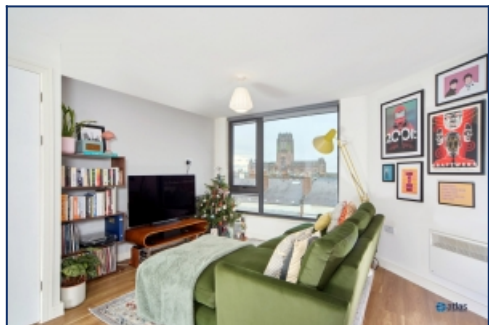
A standout feature is the generous under-stairs storage area, providing an efficient solution for keeping the apartment clutter-free.

The master bedroom benefits from fitted wardrobes and exclusive access to a private balcony, perfect for unwinding and enjoying the panoramic views of the city, both cathedrals, and beyond to Wales. The second bedroom is equally well-proportioned, ideal for guests, family, or even a home office.

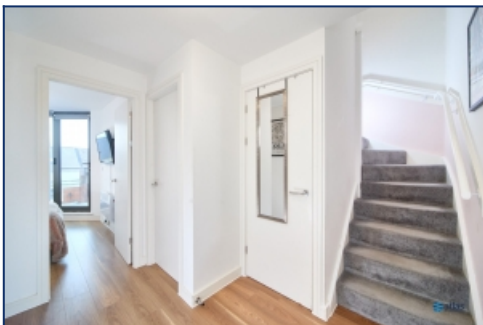
Residents of this exceptional property can also enjoy access to a free on-site gym, perfect for maintaining an active lifestyle, and beautifully maintained communal gardens that offer a peaceful retreat from the vibrancy of city life.

Combining modern convenience with the charm of the Georgian Quarter, this duplex apartment presents a unique lifestyle opportunity in one of Liverpool's most desirable locations. Whether you are looking to embrace city living or invest in a property of distinction, this home is sure to exceed expectations.

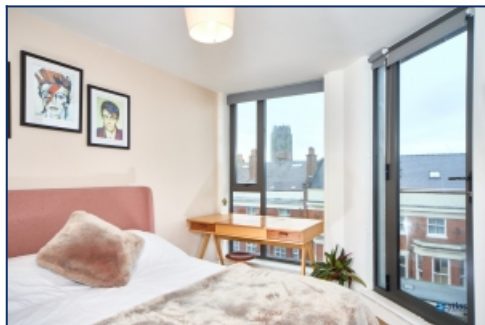
## Additional Images



Living Area



Entrance



Bedroom



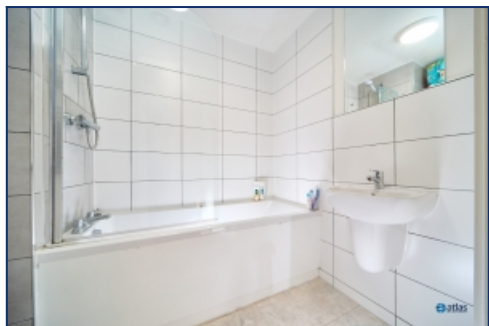
Balcony



Bedroom



Bedroom



Bathroom



Living Area



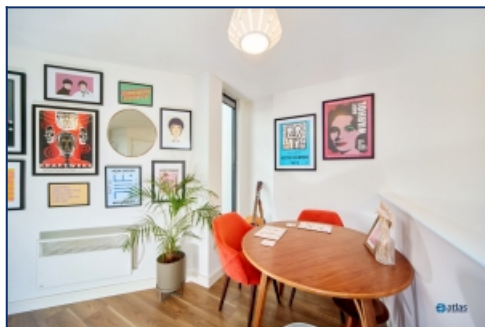
Living Area



Kitchen



Kitchen



Dining Area





Communal Gym



Back Communal Area



View

## Floor Plans



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Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.