



## 1 bed studio flat to buy in L3

20 Falkland Street, Liverpool, Merseyside,  
L3 8AF

**£45,000** Starting Bid

**H** x 1 **D** x 1

Tenure

**Leasehold**

## Property features

- ✓ Cash Buyers
- ✓ Student Investment
- ✓ Tenanted

## Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Electric
- ✓ Broadband: ADSL copper wire

## Description

A superb opportunity to acquire a fully furnished student studio apartment ideally located on Falkland Street, in the heart of Liverpool's vibrant student district. Situated within a purpose-built development, this stylish studio offers a modern and practical living space designed for convenience, comfort, and strong rental returns.

The apartment features a bright, self-contained living and study area with a comfortable bed offering under-bed storage, a dedicated study desk with shelving and drawers, attractive wood-effect flooring and neutral décor throughout. The property also benefits from a private en-suite shower room, providing a well-designed and functional layout ideal for student living.

Falkland House is a popular and well-maintained student residence, offering a secure entry system with CCTV, an on-site management team, and communal areas. Its prime location places it within easy walking distance of both the University of Liverpool and Liverpool John Moores University, as well as the city's renowned Knowledge Quarter.

Perfectly positioned for students, the property is also close to Liverpool Lime Street Station and a wide range of cafés, supermarkets, and nightlife options. With consistently strong rental demand, this studio represents an excellent investment opportunity, achieving high occupancy rates and attractive yields within one of Liverpool's most sought-after student accommodation developments.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 112

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £3,000.00

Price: Starting Bid £45,000

Property Type: Studio flat

Parking: None

Year built: 2013

Construction materials: Brick and block

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

Heating: Electric

Air conditioning: Yes

Broadband: ADSL copper wire



20 Falkland Street, Liverpool, Merseyside, L3 8AF

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.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.

