

Silkhouse Court, Tithebarn Street,
Liverpool, Merseyside, L2

Asking Price: £120,000
Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Asking Price: £120,000 Leasehold

Council Tax Band: B
EPC Rating: C

ONLINE VIEWING AVAILABLE! This stunning one bedroom apartment is situated on the second floor in the recently converted 'Silkhouse Court' on the popular Tithebarn Street in Liverpool's business district.

The development is conveniently located within walking distance of Moorfields train station, bus links and local shops, bars, restaurants and a short walk from Liverpool One's shopping centre and the Albert dock.

The apartment Contains high-end fixtures and furnishings and comprises of a spacious open plan Living, Kitchen, Dining area with wrap around windows allowing a generous amount of lighting. The kitchen comes equipped with integrated appliances including fridge/freezer, washing machine, electric hob/oven, microwave, toaster and kettle. There is a good sized double bedroom and a three piece modern bathroom suite.

The property benefits from on site gym, on site concierge, secure intercom system and would make a perfect home or Investment opportunity.

Epc Grade C
Council Tax Band - B

Living Room / Kitchen

17'8" x 17'2" (5.38m x 5.23m)
Open plan Living room, dining room and kitchen area with fully fitted modern kitchen and integrated appliances including fridge freezer, oven, hob, washing machine. Laminate flooring.

Bathroom

Spacious double bedroom with furniture and laminate floor.

Bedroom

13'7" x 9'2" (4.14m x 2.8m)
Three piece modern family bathroom with W/C, sink and bath with shower over. Tiled walls and vinyl floor.

General Information

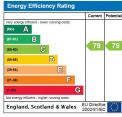
Service Charge approx £850
Ground rent: £350
250 years from Jan 2016

Reeds Rains Limited Registered in England at Howard House, 3 St Mary's Court, Blossom Street, York, YO24 1AH
Registered Number 2568254. VAT Reg No. 842 795 983.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floor Plan

Total floor area 44.0 sq. m. (474 sq. ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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