

Silkhouse Court, Tithebarn Street,  
Liverpool, Merseyside

**Offers Over: £190,000  
Leasehold**

 **Reeds Rains**

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

## Silkhouse Court, Tithebarn Street, Liverpool, Merseyside

Stunning modern apartment offering stunning views over Liverpool city centre including the Liver Building and River Mersey. The ideal location provides easy access to the business district, Liverpool One shops, excellent restaurants and bars.

The property is located on the fourteenth floor and offers modern open plan living with a spacious living/dining kitchen, two double bedrooms with en-suite to the main bedroom as well as a family sized bathroom. The property provides a private parking space included with the sale.

Viewings are advised to appreciate the views, location and internal presentation of this much loved home.

EPC Grade - D

### GROUND FLOOR

#### Communal Entrance

Key fob entrance system, lifts and stairs to all floors.

### TWELTH FLOOR

#### Entrance Hall

#### Kitchen/Dining/Living Room

20'4" x 16'5" (6.2m x 5m)

Double glazed windows offering views of the Liver building, city and River Mersey. Electric wall heater and wood flooring. Space for a dining table and open plan to the kitchen.

#### Kitchen Area

Range of modern fitted wall and floor units with contrasting work-surfaces incorporating a single drainer sink with mixer tap, built in electric oven and hob with extractor overhead. Integral fridge, freezer and dishwasher. Plumbed for a washing machine and open plan to the living area.

#### Bedroom 1

14'9" x 8'6" (4.5m x 2.6m)

Double glazed window and electric wall heater, wood flooring.

#### En-Suite

#### Bedroom 2

10'6" x 10'6" (3.2m x 3.2m)

Double glazed window and electric wall heater, wood flooring.

#### Family Bathroom

Modern three piece suite comprising of: Low level Wc, wash hand basin and single bath, tiled surrounds.

#### Parking

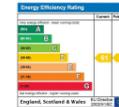
Secure parking space included.

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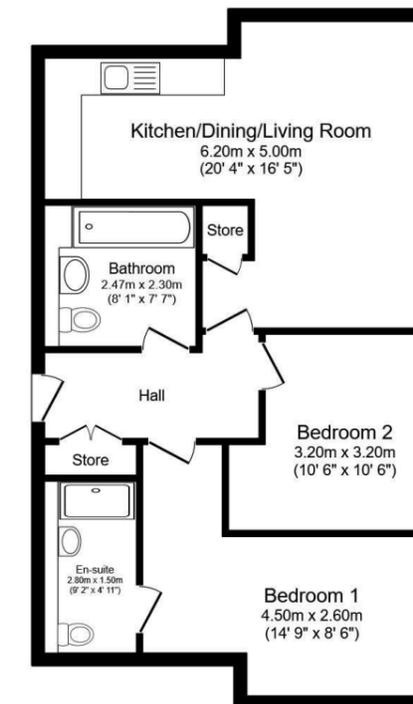
All Measurements  
All Measurements are Approximate.

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.



Total floor area 64.0 sq.m. (688 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](http://www.focalagent.com)