



113 Acorn Court, Liverpool , Merseyside L8 5TD
Offers in excess of £85,000

A one bedroom apartment offering a blend of city life with a suburban feel. The apartment's prime location provides easy access to the City Centre and Baltic Triangle, transport links and local amenities. Currently tenanted on a fixed term tenancy until July 2024 achieving £600pcm offering an instant return on investment.

As you step into this thoughtfully designed space, you're greeted by an inviting atmosphere that seamlessly integrates the living, dining and kitchen space. To the upper level there is one double bedroom and shower room. The property comes with one Parking space.

Details to be verified;

150 Year lease from 1 March 1992
 Service charge £1,296.16 Per annum
 Peppercorn Ground rent
 Tenanted
 Chain fee

Entrance Hall

Laminate flooring, under stairs storage cupboard, Access to kitchen and lounge.

Lounge

13'5" x 14'5" (4.1 x 4.4)

Double glazed window to front. Stairs to first floor. Radiator.

Kitchen

5'6" x 7'2" (1.7 x 2.2)

Double glazed, window to front aspect, fitted range of wall and base units and work surfaces. Plumbing for washing machine. Stainless steel sink unit, Boiler, part tiled walls.

Bedroom

12'5" x 8'6" (3.8 x 2.6)

Double glazed window to front aspect, Radiator, fitted wardrobes.

Shower Room

Double glazed window to front. Shower Cubicle. Low level wc. Pedestal wash basin. part tiled walls. Radiator.

Parking

Allocated Space

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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