



FALKLAND HOUSE, FALKLAND STREET, LIVERPOOL, L3 8AF

GUIDE PRICE £45,000



Strategically located near Liverpool's centre, this purpose-built student apartment offers high rental demand, strong yields, and consistent occupancy.



- BTL Investment
- Tenanted Investment
- Virtual Tour Available

- Student Accommodation
- Close to Liverpool City Centre
- Sold via Secure Sale Online Bidding





Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000.

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.

Residents have access to a range of communal facilities, including a shared living area with a TV lounge, pool and table football tables, and a laundry room.

Currently this property is achieving £110.00 per week on a tenancy duration of 336 days from 06/09/2025 to 07/08/2026. Rent is inclusive of Gas, Electricity, Water and Internet. Council Tax is not included.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B (Liverpool City Council)

Tenure: Leasehold

Ground Rent: £250 per year

Service Charge: £750 per quarter

Electricity supply: Mains

Heating: Communal

Water supply: Mains

Sewerage: Mains

ABC Property Shop

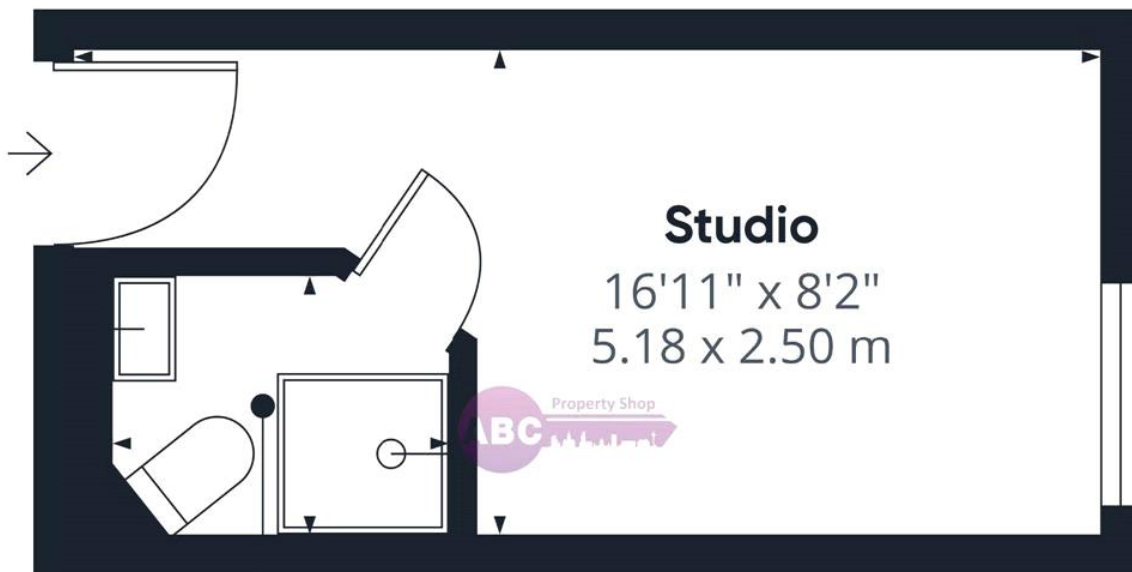
36 Station Road

Ellesmere Port

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Studio
16'11" x 8'2"
5.18 x 2.50 m

Shower Room
5'9" x 4'6"
1.76 x 1.38 m

Approximate total area⁽¹⁾
135 ft²
12.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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