

Floor 0



Approximate total area<sup>(1)</sup>

2006 ft<sup>2</sup>  
186.3 m<sup>2</sup>

(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.

17 Sandon Street, Liverpool, L8 7NS  
Offers In The Region Of £275,000 Freehold

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About the Property

City Residential are pleased to offer for sale this freehold residential investment opportunity on Sandon Street, situated immediately off the popular Falkner Square and within Liverpool's historic Georgian Quarter.

The property extends to just over 2,000 sq ft and is currently arranged as four self contained apartments, comprising three one bedroom flats and a two bedroom flat. The accommodation is in need of refurbishment, offering the incoming purchaser the opportunity to modernise and enhance the existing apartments and create an attractive residential investment.

Sandon Street occupies an excellent position within the Georgian Quarter, an area renowned for its impressive period architecture and strong residential appeal. The property is within easy reach of Falkner Square, Hope Street and Liverpool city centre, with the area also benefiting from its close proximity to the city's universities, hospitals, restaurants, bars and extensive range of amenities.

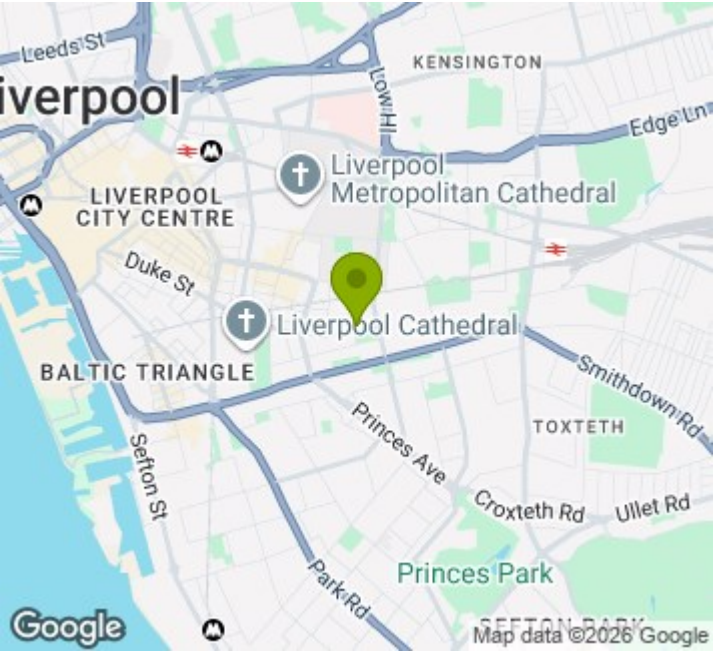
With four residential units contained within a single freehold title, the property offers a straightforward investment opportunity with scope to add value through refurbishment. The combination of its established apartment layout, generous floor area and sought after location makes this an appealing proposition for investors and developers alike.

For further information or to arrange a viewing, please contact the City Residential sales team on 0151 231 6100.

EPC Ratings

- Flat 1: D
- Flat 2: D
- Flat 3: C
- Flat 4: C

- Unbroken freehold block
- Four self contained flats
- Three x 1 bedroom & one x 2 bedroom
- Over 2,000 Sq Ft
- Georgian Quarter location
- Refurbishment & investment opportunity



Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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