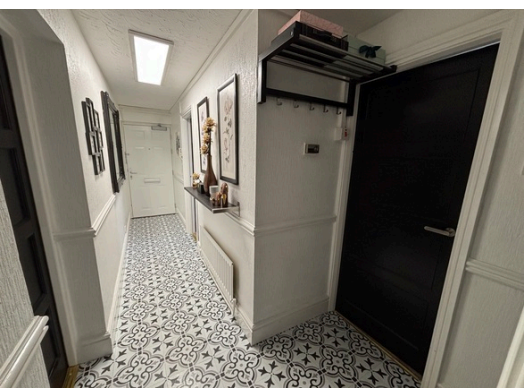


Longfield Road, Litherland  
Liverpool, L21

Leasehold  
£85,000



- \*2 bedroom Ground Floor Flat
- \*Two Double Bedrooms
- \* Lounge / Dining room
- \* Built in Wardrobes
- \*Communal Parking & Gardens
- \*Private terrace



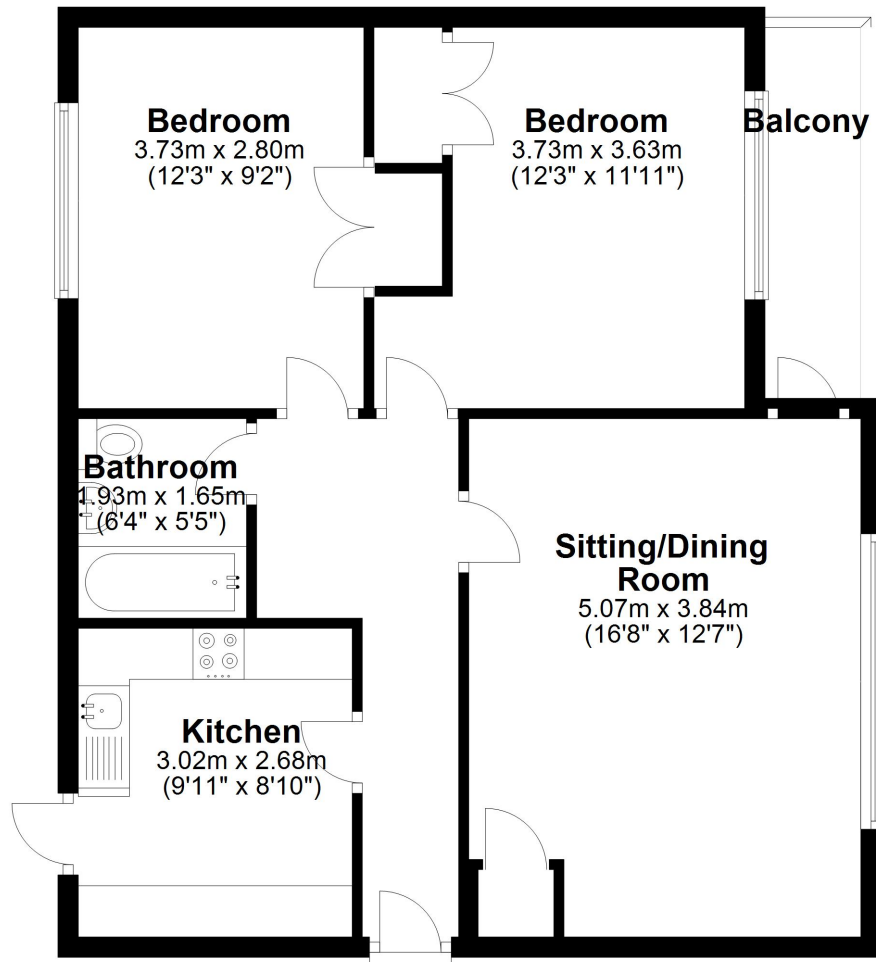
97 | SOUTH ROAD | WATERLOO | L22 0LR  
Tel: 0151 920 2404  
E-mail: [info@logicstates.co.uk](mailto:info@logicstates.co.uk)





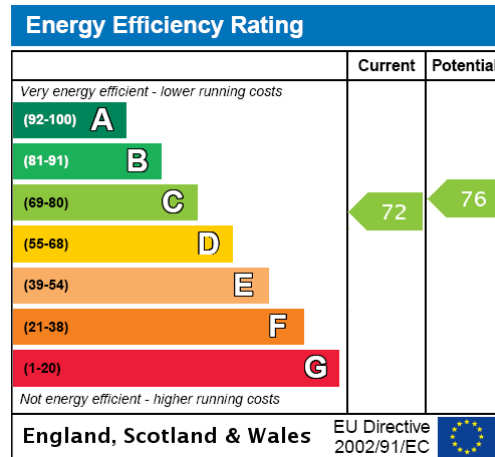
## Ground Floor

Approx. 61.2 sq. metres (658.8 sq. feet)



Total area: approx. 61.2 sq. metres (658.8 sq. feet)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



- \*2 bedroom Ground Floor Flat
- \*Two Double Bedrooms
- \* Lounge / Dining room
- \* Built in Wardrobes
- \*Communal Parking & Gardens
- \*Private terrace
- \*Breakfast / Kitchen
- \*Bathroom
- \* Mains shower above bath
- \* Rear Utility area
- \* Leasehold - 165 years left

Title Number - MS331974

Local Authority - Sefton

Council tax - Band A

Estimated Annual Council Tax Cost - £1,415

Tenure - Leasehold

Newly extended Lease - 165 years remaining (as of 2024)

Ground Rent - Peppercorn

Service Charge - £1,908 per annum

Conservation Area - No

Flood Risk

Rivers & Seas: Very low

Surface Water: Very low

Satellite / Fibre TV Availability - BT, Sky, Virgin

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Tel: 0151 920 2404  
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Broadband (estimated speeds)

Standard 7 mbps

Superfast 22 mbps

Ultrafast 1000 mbps

Mobile Coverage -O2

EE

Three

Vodafone

(Data source from Sprift)

'Straightforward Sales & Lettings'

'Unusually good at what we do'

Sell with a multi - "National award winning Estate Agent !"

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