

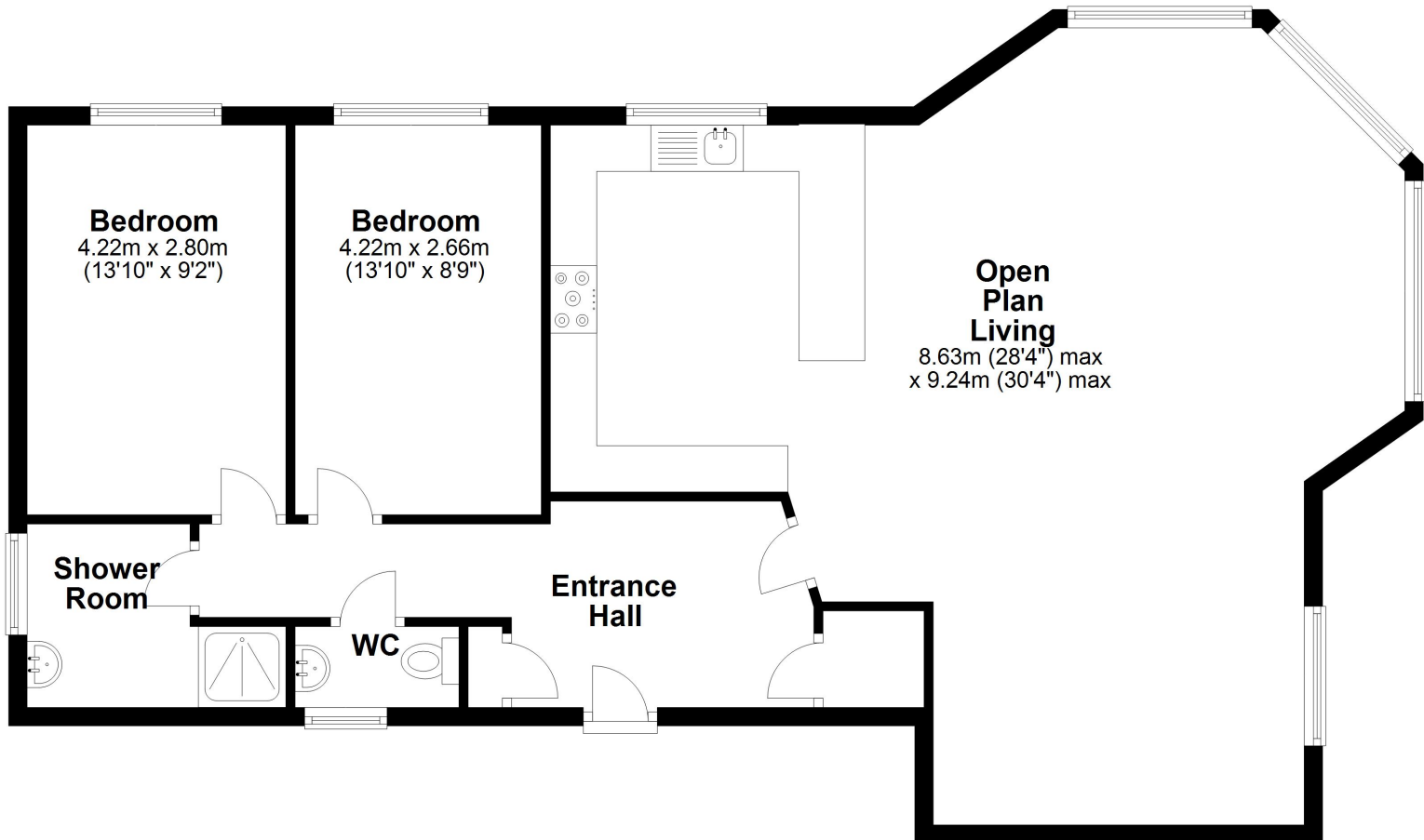


- *The Penthouse with Panoramic Views
- *Two Bedrooms
- *Open Plan Kitchen/ Living Area
- *Well Maintained Communal Gardens
- *Stunning Sea Views
- *Excellent Transport Links



Top Floor

Approx. 99.4 sq. metres (1070.4 sq. feet)



Total area: approx. 99.4 sq. metres (1070.4 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

'Straightforward Sales & Lettings'

Title Number - MS271463

Local Authority - Sefton

Council tax - Band E

Estimated Annual Council Tax Cost - £2,593

Tenure - Leasehold

Lease Terms - 999 Years From 1 July 1902

Service Charge - £150pcm

Conservation Area - Blundellsands Park, Sefton

Flood Risk

Rivers & Seas: Very low

Surface Water: Low

Satellite / Fibre TV Availability - BT, Sky, Virgin

Broadband (estimated speeds)

Standard 15 mbps

Superfast 40 mbps

Ultrafast 1000 mbps

Mobile Coverage - O2, EE, Three, Vodafone

(Data source from Sprift)

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97 | SOUTH ROAD | WATERLOO | L22 0LR

Tel: 0151 920 2404

E-mail: info@logicstates.co.uk





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