



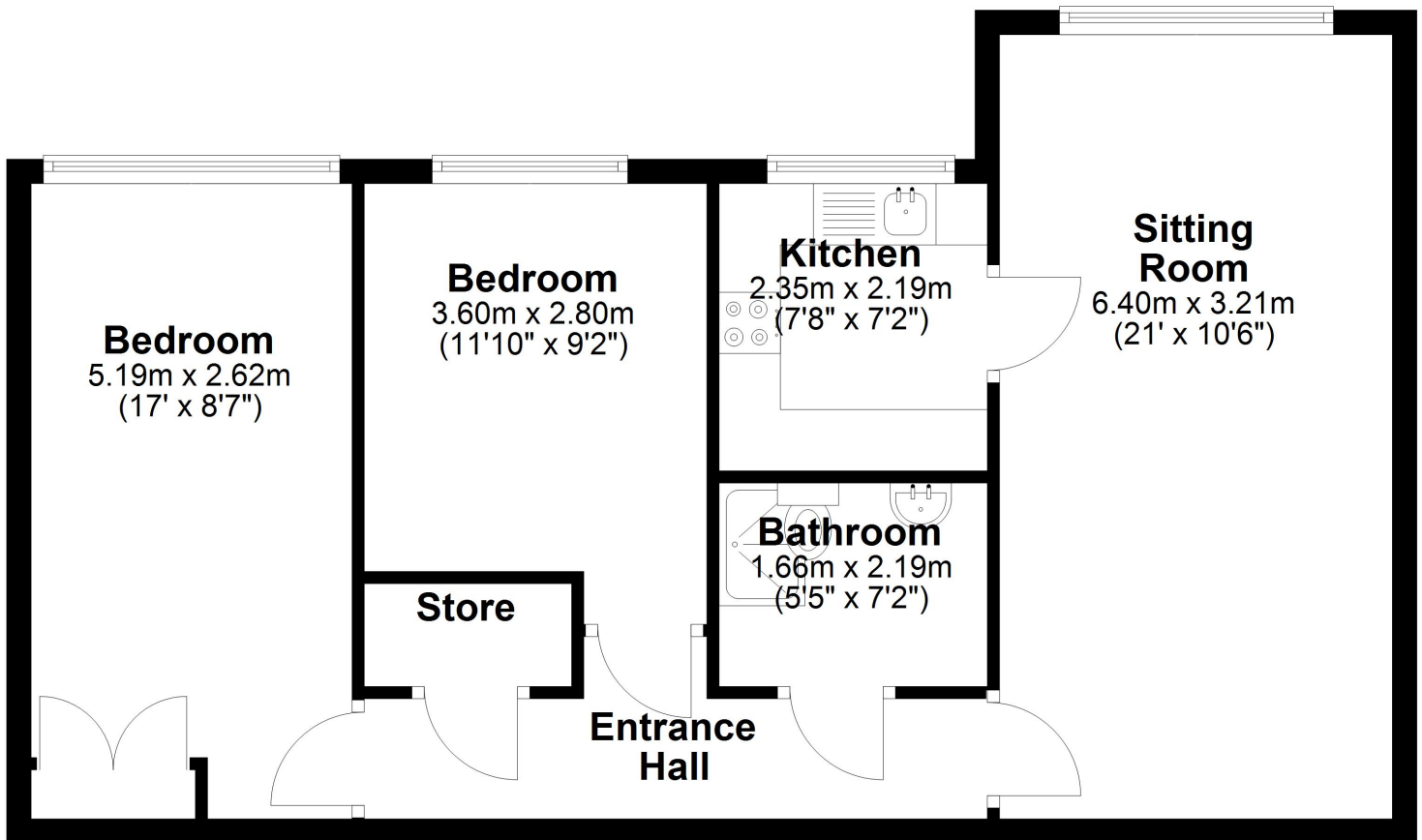
- *Two Bedroom Second Floor Apartment
- *Well Presented Throughout
- *Fully Fitted Kitchen
- *Modern Shower Room
- *Retirement Complex For Over 55's
- *Lift Access





Second Floor

Approx. 61.5 sq. metres (662.2 sq. feet)



Total area: approx. 61.5 sq. metres (662.2 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		
(55-68) D	65	71
(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 - MS274136

Local Authority - Sefton

Council tax - Band B

Estimated Annual Council Tax Cost - £1,650

Tenure - Leasehold

Lease Terms - 125 Years From 1 May 1987

Ground Rent - £0

Service Charge - £221.36

Conservation Area - No

Flood Risk

Rivers & Seas: Very low

Surface Water: High

Satellite / Fibre TV Availability - BT, Sky, Virgin

Broadband (estimated speeds)

Standard 15 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Mobile Coverage - O2, EE, Three, Vodafone

(Data source from Sprift)

'Unusually good at what we do'

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

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