



- *Two Bedroom Ground Floor Flat
- *One Reception Room
- *Fitted Kitchen
- *Off Road Parking
- *Set in Sought After Location
- *Yard to the Rear





'Straightforward Sales & Lettings'

Title Number - MS440657

Local Authority - Sefton

Council tax - Band A

Estimated Annual Council Tax Cost - £1,559

Tenure - Leasehold

Lease Terms - 125 Years From 1 April 1984

Ground Rent - TBC

Service Charge - TBC

Conservation Area - No

Flood Risk

Rivers & Seas: Very low

Surface Water: Medium

Satellite / Fibre TV Availability - BT, Sky

Broadband (estimated speeds)

Standard 6 mbps

Superfast 67 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!"

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.