



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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(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 - 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!"

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