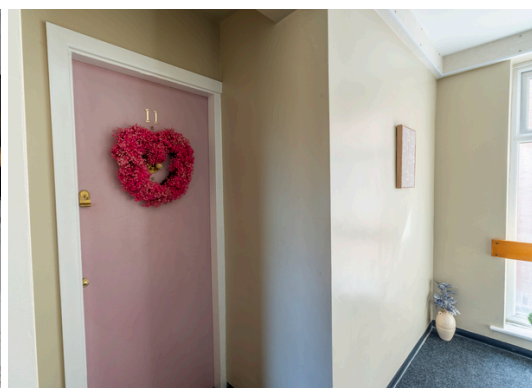


Nazeby Avenue, Crosby
Liverpool, L23

Leasehold
£165,000



- *Two Bedroom First Floor Flat
- *Open Plan Lounge / Dining Room
- *Fitted Kitchen and integrated appliances
- *Two Bedrooms
- *New Bathroom With Shower
- *Parking Space and Garage

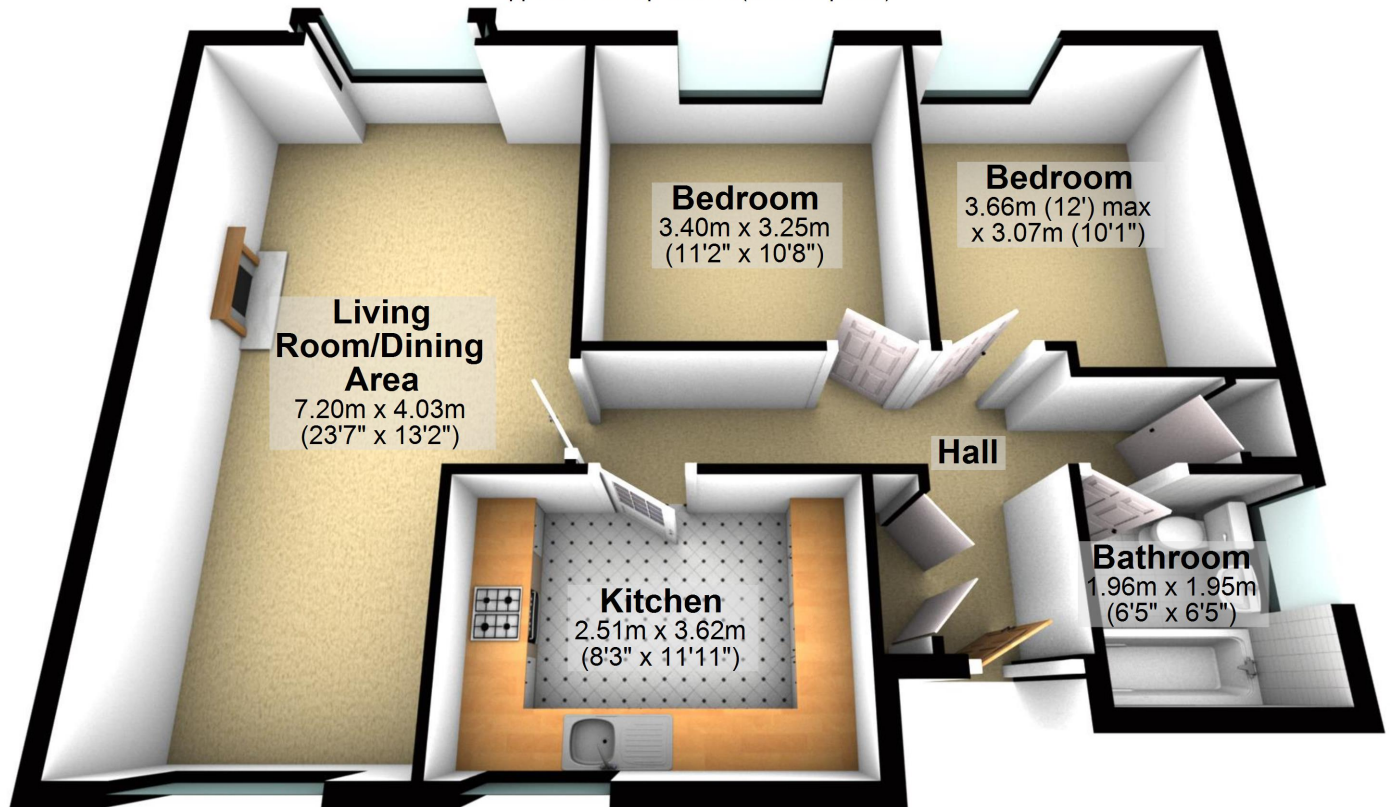


97 | SOUTH ROAD | WATERLOO | L22 0LR
Tel: 0151 920 2404
E-mail: info@logicstates.co.uk



Ground Floor

Approx. 72.9 sq. metres (784.4 sq. feet)



Total area: approx. 72.9 sq. metres (784.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

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
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- *Two Bedroom First Floor Flat
- *Open Plan Lounge / Dining Room
- *Fitted Kitchen and integrated appliances
- *Two Bedrooms
- *New Bathroom With Shower
- *Parking Space and separate Garage
- *Central Heating and Double Glazed
- *Communal Garden
- *742 Sq Ft Internally
- * Secure Entry
- * Sought after location and development

'Straight Forward Sales and Lettings'

Title Number - MS45810

Local Authority - Sefton

Council Tax Band - Band B

Council Tax Estimate - £11,819

Conservation Area - No

Flood Risk

Rivers & Seas - No Risk

Surface Water - High

Broadband (estimated speeds)

Standard - 13 mbps

Superfast - 64 mbps

Ultrafast - 1000 mbps

Satellite & Cable TV Availability - BT, Sky, Virgin

Mobile Coverage - O2, EE, Three, Vodafone

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(Data source from Sprift)

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