

20, Moor Lane, Crosby
Crosby, L23

Leasehold
£245,000

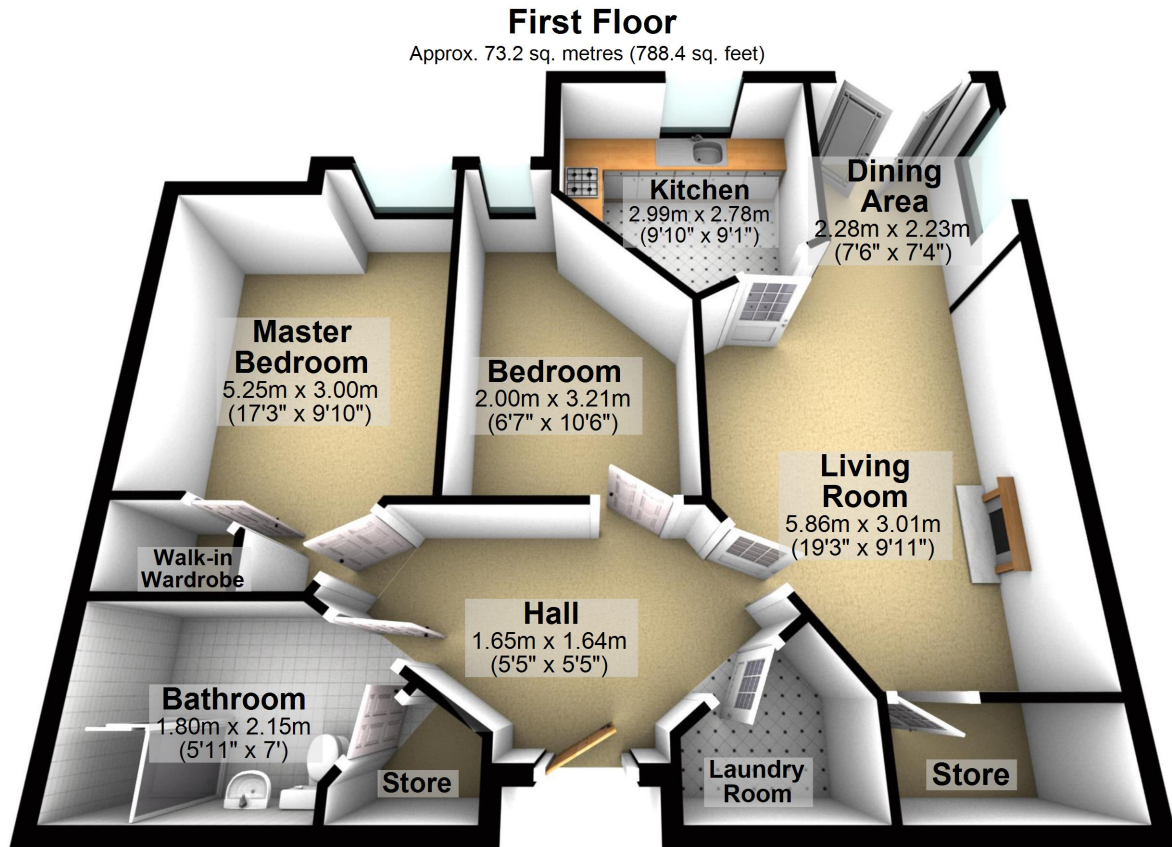


- *Two Bedroom first floor Flat
- *Purpose built Retirement Block
 - *One Reception room
- *Feature dining area with Juliet Balcony
 - *Two double bedrooms
 - *Separate fitted Kitchen



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Total area: approx. 73.2 sq. metres (788.4 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	83	83
(69-80) C		
(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	

Accommodation comprises - Secure door entry, Lift to first floor, Flat entrance Hall, Lounge / Dining room with fireplace and feature dining area overlooking front aspect via Juliet balcony, separate fitted kitchen with integrated fridge freezer, built in oven, induction hob & extractor fan. Generous storage room / pantry off Lounge, Master bedroom with walk in wardrobe, and front aspect, 2nd double bedroom with front aspect, bathroom with walk in shower / wet room, plus bathroom storage cupboard and additional utility cupboard off hall which is plumbed for washing machine.

Dimplex storage heaters

T/pone keypad by development gates for deliveries.

A dedicated parking space can be applied for at a cost of £250 per year.

Storage shed available (for mobility scooter)

Residents Lounge

Guest suite available (£25 per night)

Landscaped communal grounds

Emergency pull chords / facility

Leasehold - Residue 990 years

Service Charge of £320 per month includes Water rates

Ground Rent - £247.50 per 6 x months in advance

Lonestar - block management

Title Number - MS287928

Local Authority - Sefton

Council tax - Band C

Estimated Annual Council Tax Cost - £2,079

Tenure - Leasehold

Conservation Area - No

Flood Risk

Rivers & Seas: No Risk

Surface Water: Low

Satellite / Fibre TV Availability - BT, Sky

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(Data source from Sprift)

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