

Queen Street  
waterloo, L22

Let  
£700 per month



- \*Two Bedroom Ground Floor Flat
- \*Parking
- \* Hall
- \*Open Plan Lounge / Kitchen / Living Room
- \*One Double Bedroom / One Single Bedroom
- \* Bathroom



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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- \*Two Bedroom Ground Floor Flat
- \*Parking
- \* Hall
- \*Open Plan Lounge / Kitchen / Living Room
- \*One Double Bedroom / One Single Bedroom
- \* Bathroom
- \*Leasehold
- \*624 sq ft

Situated in a purpose built block within Waterloo, this ground floor flat is convenient for Waterloo's amenities, shops, restaurants, bars and train station in South Road.

Local Authority - Sefton Council

Council Tax - Band B  
Annual Price: £1,588.60

Conservation Area - No

Flood Risk - Very Low

Floor Area - 624.31 ft<sup>2</sup> / 58 m<sup>2</sup>

Plot size - 0.10 acres

Mobile coverage  
EE - Good  
Vodafone - Great  
Three - Good  
O2 - Great

Broadband  
Basic 19 Mbps

Satellite / Fibre TV Availability  
BT - Great  
Sky - Great

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





(Data sourced from Sprift)

Title Number - MS623080

Flat / Maisonette

Tenure - Leasehold

Lease Start Date 23/06/2015

Lease End Date 24/06/2140

Lease Term 125 years from and including 24 June 2015.

Lease Term Remaining 115 years

'UNUSUALLY GOOD AT WHAT WE DO'

Buy, Sell or Let with the agent of the decade - Zoopla customer excellence award 2020

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.