

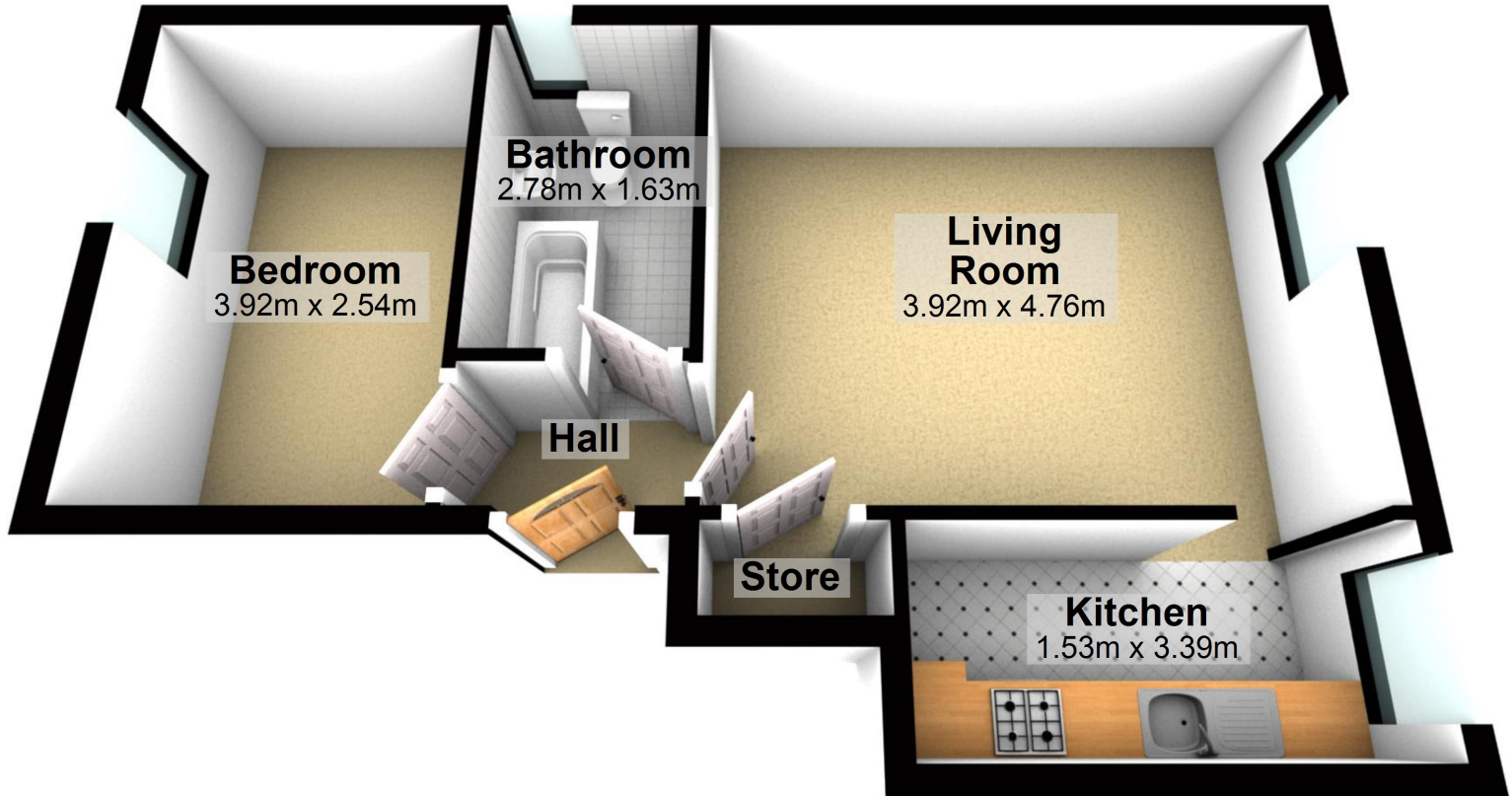


- \*One Bedroom First Floor Flat
- \*Communal Gardens
- \*Sought After Road
- \*Tall Ceilings with Picture Rails
- \*One of only Five Flats in the Block
- \*No Chain



## Ground Floor

Approx. 42.2 sq. metres



Total area: approx. 42.2 sq. metres

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(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	

- \*One Bedroom First Floor Flat
- \*Communal Gardens
- \*Sought After Road
- \*Tall Ceilings with Picture Rails
- \*One of only Five Flats in the Block
- \*No Chain
- \*Bathroom with Shower and Bath
- \*Living room with Kitchenette
- \*Central Heating and Double Glazed
- \*Shutter Style Blinds to the Front
- Long Leasehold
- \*Approx 495 Square Feet
- \*Service Charge £76 per month

Title Number - TBC

Local Authority - Sefton Council

Council tax - Band A

Estimated Annual Council Tax Cost - £1,641

Tenure - Leasehold

Conservation Area - No

Flood Risk

Rivers & Seas: Very Low

Surface Water: Very Low

Satellite / Fibre TV Availability - BT, Sky, Virgin

Broadband -

Standard - 13 mbps

Superfast 67 mbps

Ultrafast - 1000 mbps

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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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