

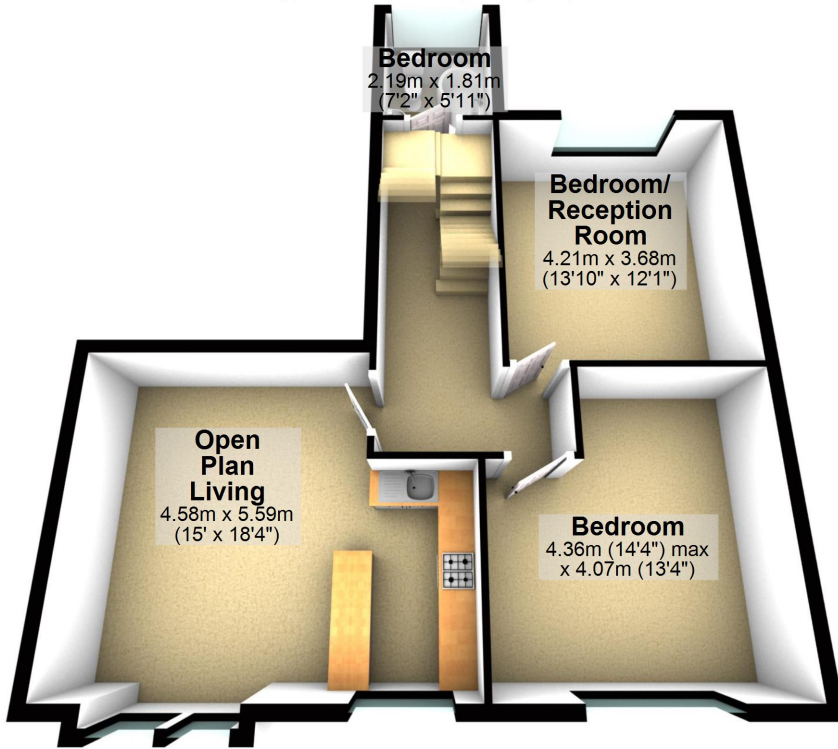


- *Stunning First Floor Duplex Apartment
- *Beautifully Presented Throughout
- *Three Bedrooms
- *Open-Plan Kitchen/Living Area
- *Off Road Parking
- *Double Glazed & Centrally Heated



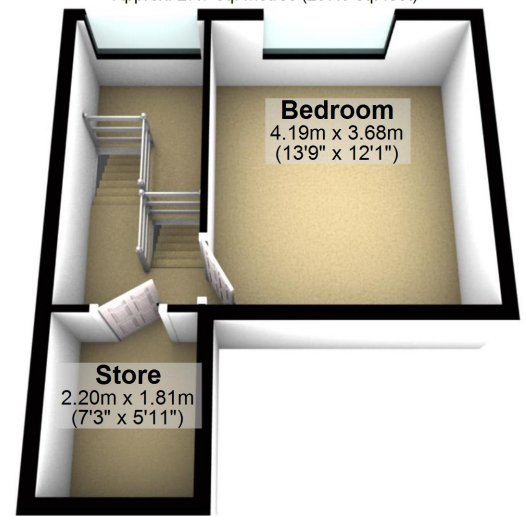
First Floor

Approx. 72.2 sq. metres (777.7 sq. feet)



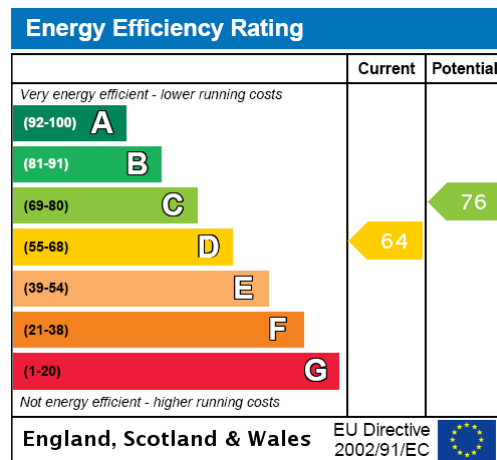
Second Floor

Approx. 27.7 sq. metres (297.9 sq. feet)



Total area: approx. 99.9 sq. metres (1075.6 sq. feet)

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.



'Straightforward Sales & Lettings'

Title Number - MS650714

Local Authority - Sefton

Council tax - Band A

Estimated Annual Council Tax Cost - £1,415

Tenure - Leasehold

Lease Terms - 999 Years From And Including 1 January 2017

Ground Rent - £0

Service Charge - £0

Conservation Area - No

Flood Risk

Rivers & Seas: Very low

Surface Water: Very low

Satellite / Fibre TV Availability - BT, Sky, Virgin

Broadband (estimated speeds)

Standard 15 mbps

Superfast 80 mbps

Ultrafast

Mobile Coverage - O2, EE, Three, Vodafone

(Data source from Sprift)

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