




- *Two Bedroom Ground Floor Flat
- *One Reception Room
- *Fitted Kitchen
- *Off Road Parking
- *Set in Sought After Location
- *Yard to the Rear





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(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	

'Straightforward Sales & Lettings'

Title Number - MS440657

Local Authority - Sefton

Council tax - Band A

Estimated Annual Council Tax Cost - £1,559

Tenure - Leasehold

Lease Terms - 125 Years From 1 April 1984

Ground Rent - TBC

Service Charge - TBC

Conservation Area - No

Flood Risk
Rivers & Seas: Very low
Surface Water: Medium

Satellite / Fibre TV Availability - BT, Sky

Broadband (estimated speeds)
Standard 6 Mbps
Superfast 67 Mbps

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!"

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





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.