

LEASEHOLD



Flat - Purpose Built

# VALE LODGE, 11 RICE LANE, LIVERPOOL, L9 1LR

Asking Price

## £70,000

### FEATURES

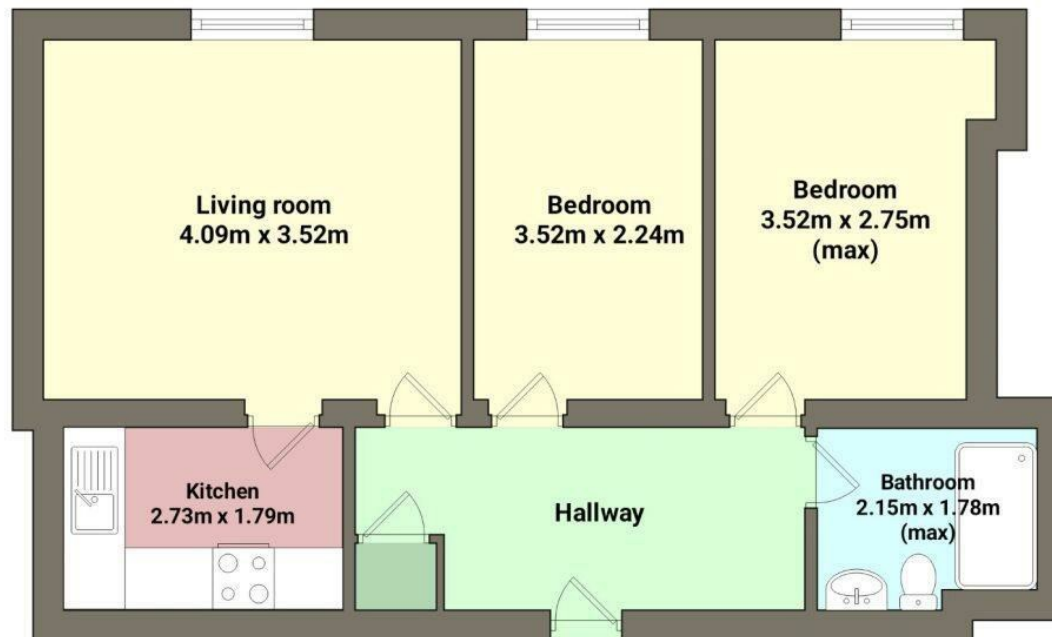
- Two bedroom ground floor apartment
- Situated close to shops, transport routes and motorway links
- Entrance hall, lounge and fitted kitchen with appliances
- Modern shower room with a three piece suite
- Two good sized bedrooms
- Communal gardens with lawns, trees and shrubs
- Secure parking with barrier
- Offered with no onward chain



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# 2 Bedroom Flat - Purpose Built located in Liverpool

Two bedroom ground floor apartment situated close to local shops, transport routes and motorway links. The accommodation briefly comprises of entrance hall, lounge, kitchen with appliances, shower room with a modern three piece suite and two bedrooms. The property has communal gardens and secure parking with barrier. An ideal first time buy or buy to let property. An early viewing is advised. EPC GRADE: D



Total Floor Area:  
47.92 m<sup>2</sup>

Call us on

**0151 329 3313**

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**Council Tax Band**

**A**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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