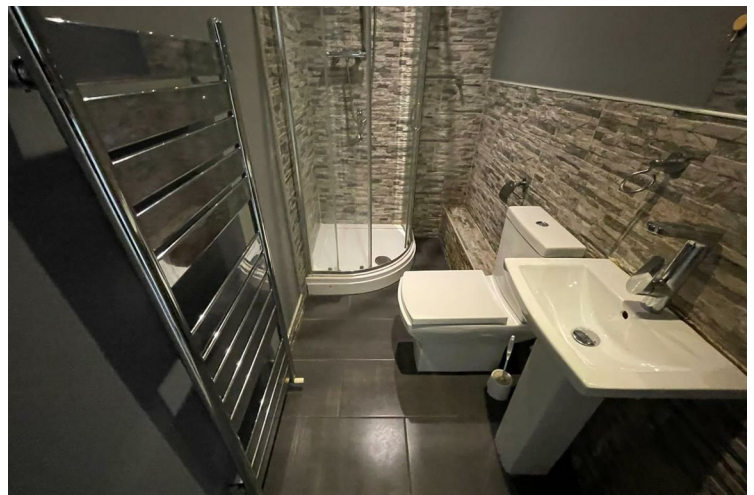




**Flat 2, 7 Swiss Road  
Liverpool. L6 3AT.**

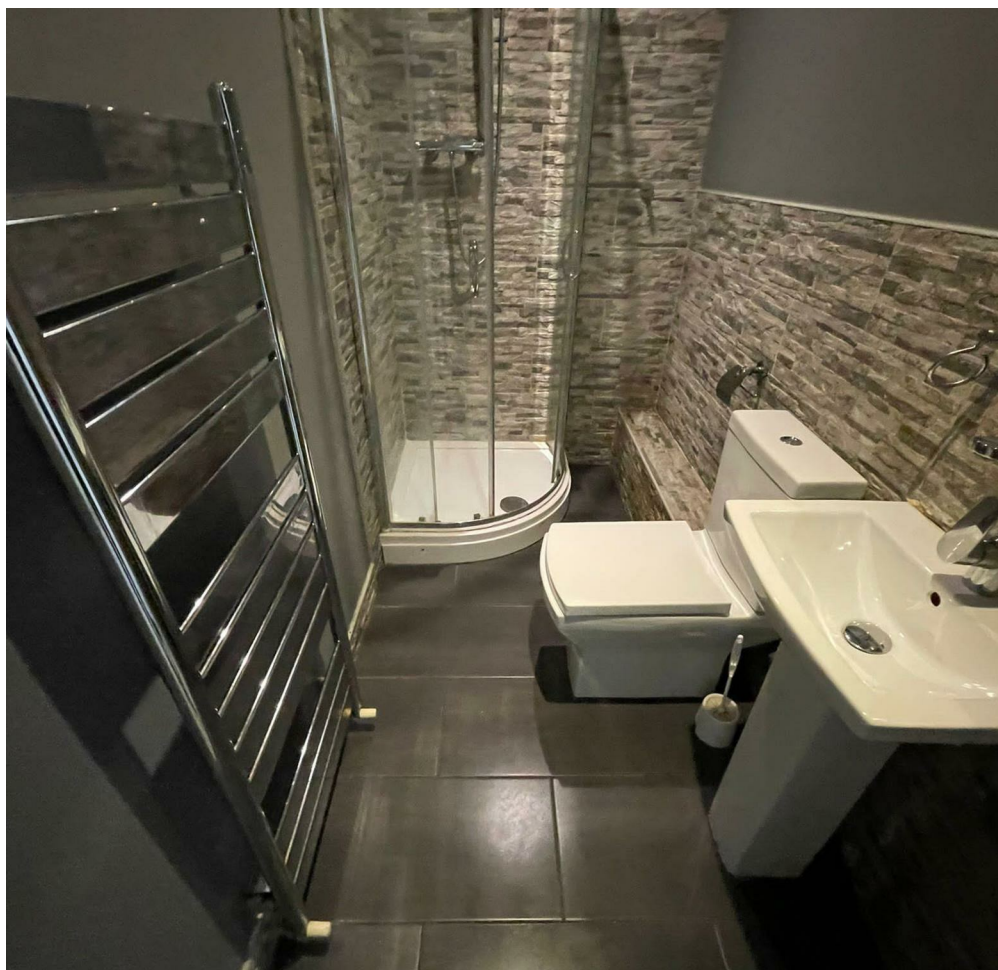
**£67,500**  
**Leasehold**

- WELL LOCATED TWO BED GROUND FLOOR FLAT.
- OPEN PLAN LOUNGE - KITCHEN. YARD, UPVC DG & GCH.
- TWO DOUBLE BEDROOMS, MODERN SHOWER ROOM.
- NO CHAIN!!! IDEAL INV OR FTB AS OF PRICE & CONDITION.
- NEAR AMENITIES, SCHOOLS & TRANSPORT LINKS.



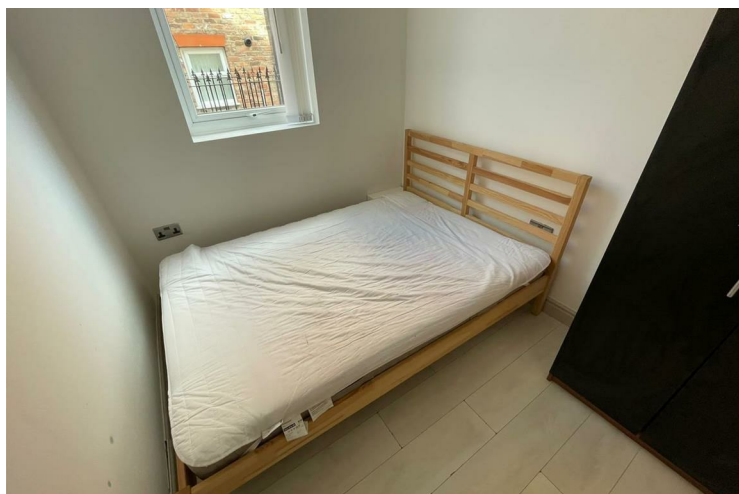


- WELL LOCATED TWO BED GROUND FLOOR APARTMENT. • OPEN PLAN LOUNGE, KITCHEN. • TWO DOUBLE BEDROOMS. MODERN SHOWER ROOM. • UPVC DG & GCH. SMALL YARD. INTERCOM. • VACANT POSSESSION & NO CHAIN!! • NEAR LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS.



• IDEAL FOR FTB OR INVESMENT. • LEASEHOLD 250 YEARS • CALL MISTORIA ESTATE AGENTS TODAY TO GET YOUR VIEWING!!!!

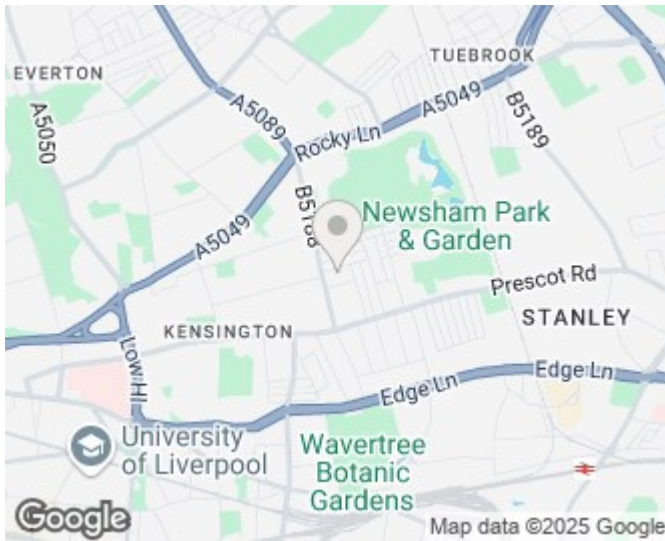
### Ground Floor







**MISTORIA**  
ESTATE AGENTS



### 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>		<b>75</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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/tenants are advised to recheck the measurements

Pall Mall Liverpool Mistoria  
22 Pall Mall  
Liverpool  
L3 6AL

0151 282 1539  
info@mistoria.co.uk  
mistoria.co.uk

