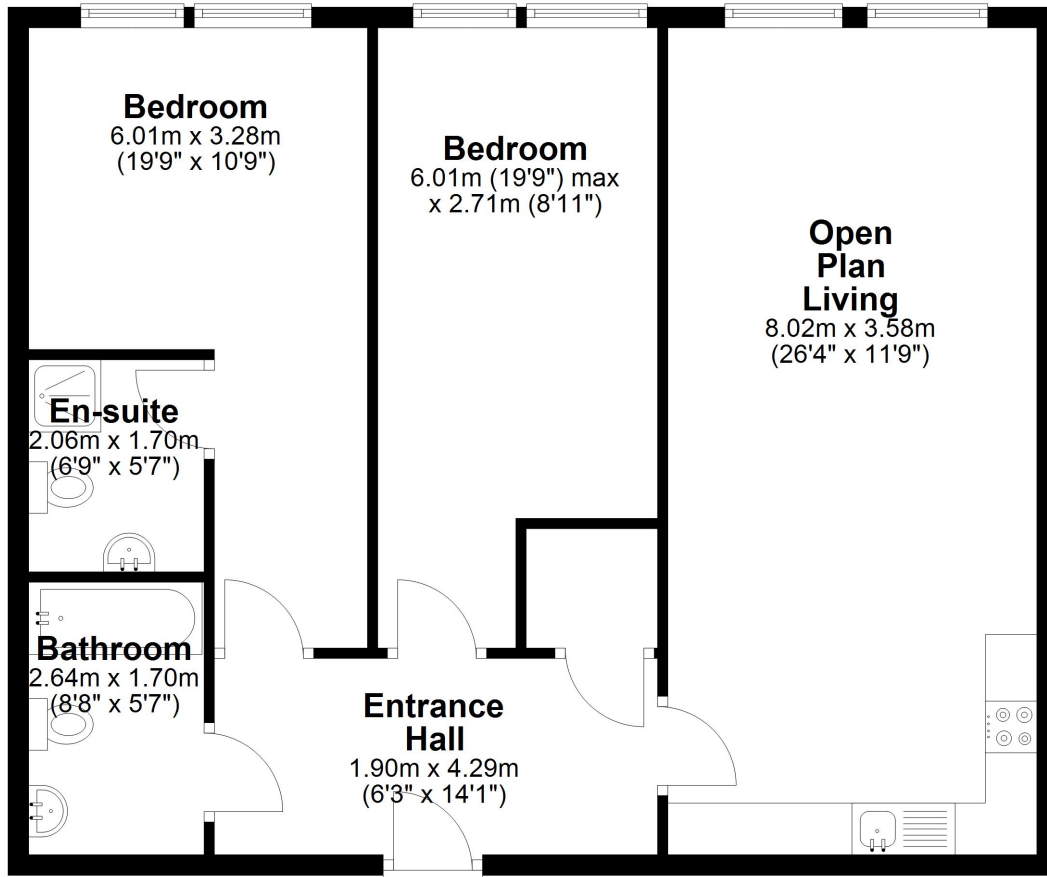




- \*Immaculately Presented Two Bedroom Fourth Floor Apartment
- \*Luxury Bathroom and En-Suite
- \*24 Hour Concierge
- \*Open Plan Living Space and Fitted Kitchen
- \*"As New" Throughout




## Fourth Floor



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

\*Immaculately Presented Two Bedroom Fourth Floor Apartment

\*Luxury Bathroom and En-Suite

\*24 Hour Concierge

\*Open Plan Living Space and Fitted Kitchen

\*"As New" Throughout

Secure entry

Entrance Hall, New Cloaks cupboards & Storage shelves.

Lounge / Open plan Kitchen

Two Bedrooms

En Suite Shower room

High Specification fitted wardrobes

Secondary Double Glazed

Gas C/Heating - Combi Boiler

Water Meter

Title Number - MS646601

Local Authority - Liverpool

Council tax - Band C

Estimated Annual Council Tax Cost - £1,951

Tenure - Leasehold

Lease Terms - 250 Years From 1 June 2017

Ground Rent - £360 pa

Service Charge - £241 pm

Conservation Area - Castle Street, Liverpool

Flood Risk

Rivers & Seas: Very low

Surface Water: Very low

97 | SOUTH ROAD | WATERLOO | L22 0LR

Tel: 0151 920 2404

E-mail: [info@logicstates.co.uk](mailto:info@logicstates.co.uk)





Satellite / Fibre TV Availability - BT, Sky, Virgin

Broadband (estimated speeds)

Standard 21 mbps

Ultrafast 1000 mbps

Mobile Coverage - O2, EE, Three, Vodafone

(Data source from Sprift)

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