



- * TWO BEDROOM FIRST FLOOR FLAT
- * NO CHAIN
- * WELL PRESENTED THROUGHOUT
- * 0.1M FROM WATERLOO TRAIN STATION
- * EXCELLENT LOCAL AMMENITIES





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	71	78
(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 - MS681992

Local Authority - Sefton

Council tax - Band A

Estimated Annual Council Tax Cost - £1,559

Tenure - Leasehold

Lease Start Date 14/05/2020

Lease End Date 15/05/2193

Lease Term 73 Years Commencing On And Including 15 May 2020

Lease Term Remaining 69 years

Conservation Area - No

Flood Risk

Rivers & Seas: No Risk

Surface Water: Medium

Satellite / Fibre TV Availability - BT, SKY

(Data Source From Sprift)

Unusually Good at what we do

Sell with a multi - "National award winning Estate Agent!"

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.

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