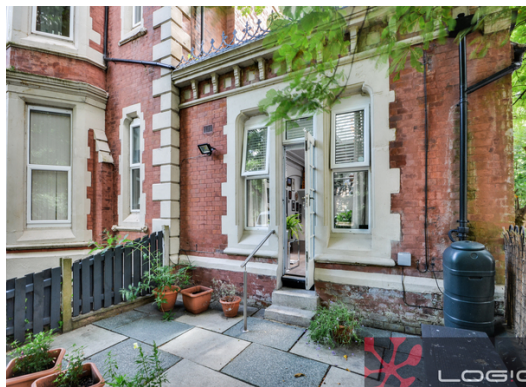




- *Two Bedroom Groundfloor Apartment
- *Private Garden
- *Ground Floor Bedroom, Bathroom and Utility Room
- *First Floor Kitchen / Dining Room Overlooking Lounge
- *New Carpet Installed
- *Great Opportunity to Purchase a Garden Duplex With its own Private Entrance





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	77
(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	

Discover this hidden gem, a charming garden apartment with a private entrance, perfect for those seeking tranquility and convenience. Nestled in a quiet location, this exquisite home features a stunning glass roof that floods the living space with natural light, creating a warm and inviting atmosphere. The property boasts a private garden, offering a serene outdoor space for relaxation and entertainment.

The property is ideally situated within a short walking distance to local transport, making commuting a breeze. Enjoy the vibrant neighbourhood with nearby bars and restaurants, providing ample entertainment options. Don't miss the chance to own this exceptional garden duplex with its own private entrance.

'Straightforward Sales & Lettings'

Title Number - MS404761

Local Authority - Sefton Council

Council tax - Band C

Estimated Annual Council Tax Cost - £2,079

Tenure - Leasehold

Conservation Area - No

Flood Risk
Rivers & Seas: No Risk
Surface Water: High

Satellite / Fibre TV Availability - BT, Sky, Virgin

Broadband -
Standard - 17
Superfast - 70
Ultrafast - 1000

Mobile Coverage - O2, EE, Three, Vodafone

(Data source from Sprift).

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E-mail: info@logicstates.co.uk





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