



- \*Three bedroom duplex apartment
- \*First & 2nd floor accommodation
- \*Newly refurbished
- \*Balcony
- \*Parking & communal gardens
- \*Open plan living room / Kitchen

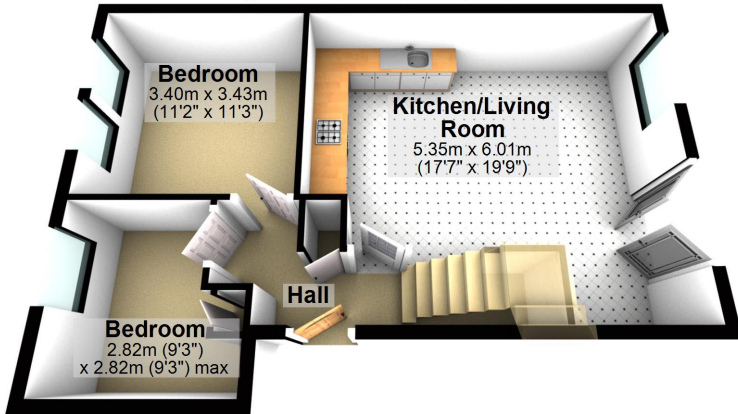






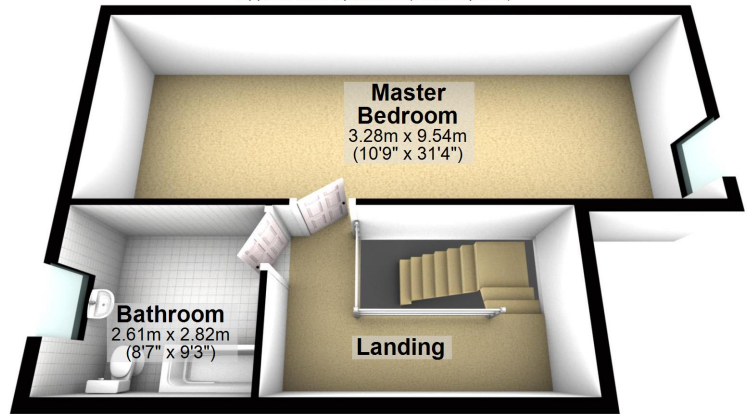
### Ground Floor

Approx. 53.8 sq. metres (579.1 sq. feet)



### First Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



Total area: approx. 104.9 sq. metres (1128.9 sq. feet)

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.

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.



- \*Three bedroom, duplex apartment
- \*First & 2nd floor accommodation
- \*Newly refurbished throughout
- \*Juliet Balcony
- \*Parking & Rear communal gardens
- \*Open plan living room / fitted Kitchen
- \*Integrated appliances
- \*2 Bedrooms -first floor
- \*1 Bedroom - second floor
- \*Newly fitted luxury bathroom.
- \* Secure door entry
- \*No Chain

A rare opportunity to purchase a 3 Bedroom Duplex, Apartment in this sought after location and development. The apartment provides flexible accommodation to utilise the 3rd Bedroom as a study or extra bedroom. The Master Bedroom has the ability to accommodate a dressing room / area, if required or possibly convert to provide an en-suite shower room, subject to any necessary permission / Building regulations. Viewing advised to appreciate the newly refurbished accommodation and flexible living space.

'Straightforward Sales & Lettings'

Title Number - MS559943

Local Authority - Sefton

Council tax - Band B

Estimated Annual Council Tax Cost - £1,819

Tenure - Leasehold

Conservation Area - No

Flood Risk

Rivers & Seas: No Risk

Surface Water: Very Low

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!"

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