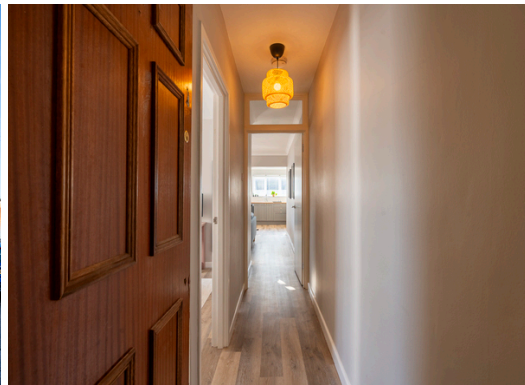


South Road, Waterloo
Waterloo, L22

Leasehold
£90,000



- *New Windows
- *Karndean Flooring
- *New Central Heating
- *New Kitchen - integrated Fridge Freezer & Washing Machine
- *New Shower Room
- *473 ft²/ 44 m²

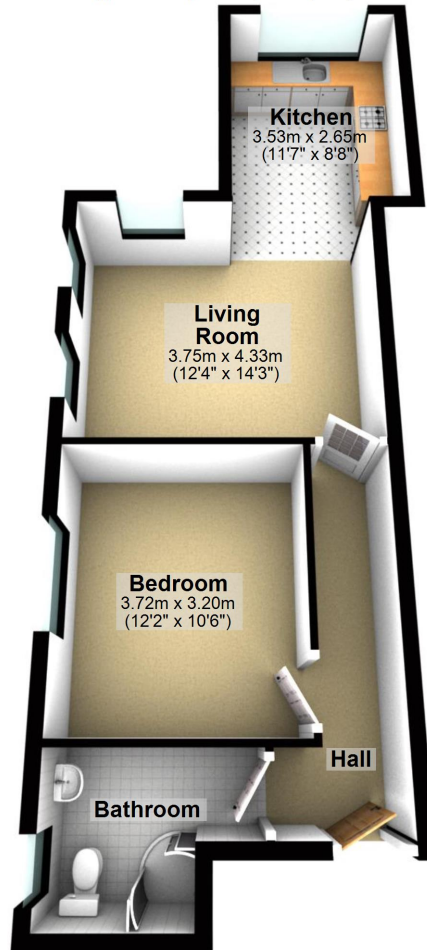


97 | SOUTH ROAD | WATERLOO | L22 0LR
Tel: 0151 920 2404
E-mail: info@logicstates.co.uk



Ground Floor

Approx. 48.8 sq. metres (525.6 sq. feet)




Total area: approx. 48.8 sq. metres (525.6 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.



| Energy Efficiency Rating | | |
|---|----------------------------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

Accommodation comprises :

This newly renovated and refurbished One Bedroom First Floor Flat is situated in South Rd, adjacent to all its amenities - Restaurants, bars, shops, the Train station and the foreshore / beach.

Ground Floor Entrance from South Rd, Hall, Shower room, Bedroom, Open plan - Living room / Kitchen - With oven / hob and integrated fridge / freezer. Gas C/heating.

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