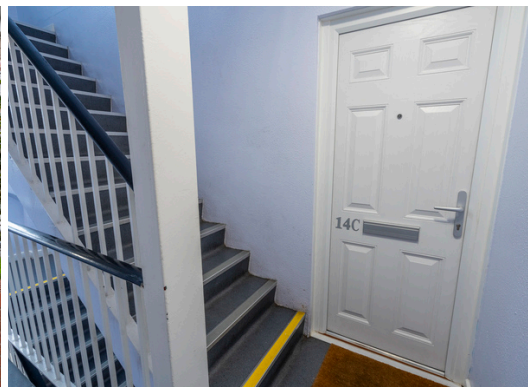


Prince Street, Waterloo  
Waterloo, L22

Leasehold  
£120,000



- \*Two Bedroom First Floor Flat
- \*Open Plan Kitchen / Lounge
- \*Recently Refurbished Kitchen
- \*Master Bedroom with Fitted Wardrobes
- \*New Tiled Bathroom
- \*Central Heating + Storage Heaters



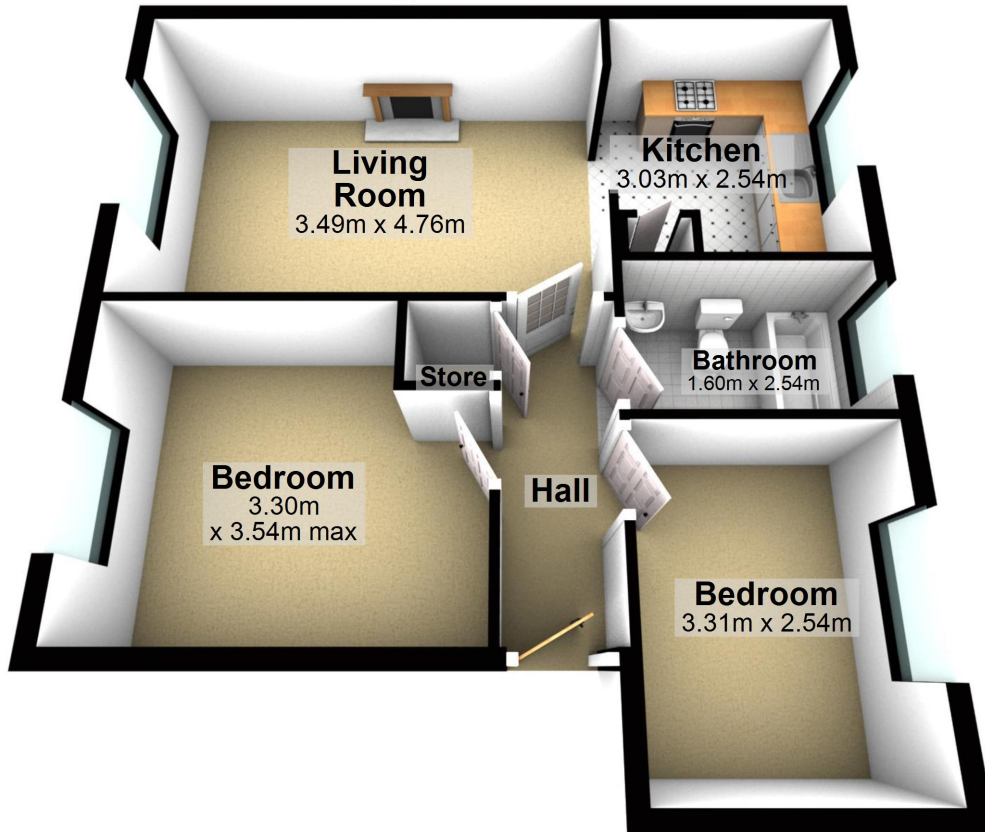
97 | SOUTH ROAD | WATERLOO | L22 0LR  
Tel: 0151 920 2404  
E-mail: [info@logicstates.co.uk](mailto:info@logicstates.co.uk)





### First Floor

Approx. 54.1 sq. metres



Total area: approx. 54.1 sq. metres

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

Title Number - MS509457

Local Authority - Sefton

Council tax - Band A

Estimated Annual Council Tax Cost - £1,559

Tenure - Leasehold

Conservation Area - No

Flood Risk

Rivers & Seas: No Risk

Surface Water: Very Low

Satellite / Fibre TV Availability - BT, Sky, Virgin

(Data source from Sprift)

'Unusually good at what we do'

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

'Straightforward Sales & Lettings'

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