



## Catherine House, Upper Parliament Street, Toxteth, L8 7LQ

- Two Bedroom Second Floor Flat
- Generously Sized Dining Kitchen
- Master Bedroom with En Suite
- Allocated Off Road Resident Parking
- Bright and Spacious Living Room
- Integrated Appliances to Kitchen
- Three Piece Family Bathroom Suite
- Available For Sale with NO CHAIN



£230,000











## **Description**

Located in the area of Toxteth, L8 is this two bedroom first floor apartment brought to the sales market by Move Residential. Situated on Upper Parliament Street, the property is reached via a well maintained communal entry point that guides you through to this well presented accommodation. Upon entering the home you are greeted by a smart reception hall that leads through to a bright and spacious living room. This inviting space is awash with natural light and boasts a neutral décor with wonderful high ceilings and quality carpeting throughout. Furthermore, there is a generously sized dining kitchen featuring a range of modern wall and base units, an integrated electric hob and oven, and an integrated fridge and freezer. Additionally, there is ample room for a table and chairs providing a wonderful spot for entertaining and family meal time. The sleeping accommodation consists of two double bedrooms, each finished to a good standard and receiving plenty of natural light, with the master bedroom enjoying access to a private en suite shower room. Providing the finishing touches to this property is a three piece family bathroom suite. Additional benefits to the property include attractive sash windows throughout, lift access and off road parking.

## **Location**

Enjoying the L8 postcode, the property boasts easy access to the popular Liverpool 1 shopping centre, the world heritage site of The Albert Docks and further amenities brought to you by the city of Liverpool. Tourist attractions including the city's cathedrals are close by, as are supermarkets, churches and schools and restaurants, bars, cafes and cinemas are all a stroll away. Just five minutes to both the Birkenhead and Wallasey tunnels, a short drive to the M62, M57 and M58 motorways and a handful of train links close by, the property sits in an ideal location for any commuter or city worker.

## **Communal Entrance -**

Intercom entry phone, lift and stairs to second floor

## **Entrance Hall -**

Rock entrance door, wall heater

## **Reception Room One -18' 1" x 13' 6" (5.506m x 4.122m)**

Two wooden framed single glazed sash window to front aspect, wall heater, wooden framed single glazed sash window to side aspect, wall heater

**Kitchen Diner** - 12' 0" x 10' 3" (3.663m x 3.129m)

Wooden framed sash window to side aspect, range of wall and base units, integrated electric hood and oven, sink and drainer unit, integrated fridge and freezer

**Bathroom** - 10' 4" x 4' 11" (3.150m x 1.506m)

Bath, WC, wash basin, radiator, part tiled walls, cupboard housing water tank

**Bedroom One** - 13' 5" x 11' 2" (4.081m x 3.398m)

Two wooden framed single glazed sash window to front aspect, wall heater

**En Suite Shower Room** - 4' 6" x 7' 7" (1.373m x 2.301m)

Single shower unit, wash basin, WC, radiator

**Bedroom Two** - 14' 10" x 7' 8" (4.516m x 2.348m)

Wooden framed single glazed sash windows to front aspect, wall heater

**Exterior** -

Parking to rear



## Energy Performance Certificate

**Dwelling type:** Top-floor flat      **Reference number:**

**Date of assessment:** 07 July 2015      **Type of assessment:** RdSAP, existing dwelling

**Date of certificate:** 07 July 2015      **Total floor area:** 44 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,241</b>
<b>Over 3 years you could save</b>	<b>£ 1,404</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 102 over 3 years	£ 111 over 3 years	
<b>Heating</b>	£ 1,662 over 3 years	£ 429 over 3 years	
<b>Hot Water</b>	£ 477 over 3 years	£ 297 over 3 years	
<b>Totals</b>	<b>£ 2,241</b>	<b>£ 837</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table style="width: 100%;"> <tr><td style="background-color: #008000; color: white; padding: 2px;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #00A000; color: white; padding: 2px;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #00C000; color: white; padding: 2px;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #FFFF00; color: black; padding: 2px;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #FFA500; color: black; padding: 2px;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #FF4500; color: black; padding: 2px;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #800000; color: white; padding: 2px;">(1-20) <b>G</b></td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #00A0C0; color: white;">Current</th> <th style="background-color: #00A0C0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; color: #FFA500;">52</td> <td style="text-align: center; color: #008000;">82</td> </tr> </table>	Current	Potential	52	82	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
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Current	Potential												
52	82												

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 597	✔
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 36	✔
3 Draught proofing	£80 - £120	£ 51	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.