



Willow Rise | Roughwood Drive | Kirkby | L33 8WZ

£9,500



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*** Attention cash buyers *** Luxurious 2-Bedroom Penthouse with Breath-taking Views ***

Please note that the property located at 76 Willow Rise, Roughwood Drive, Liverpool, L33 8WY is not intended for residential use currently. This property cannot be lived in or used as a permanent dwelling. Any use of the property for residential purposes is currently strictly prohibited. For more information on acceptable uses or further inquiries, please contact the relevant local authorities.

We are advised that individual leaseholders will incur repair and service costs in the region of

- Please read the description before enquiring
 - Close to Town Centre
 - Off Road Parking
 - Walking Distance to Rail Station
 - Council Tax Band "B"
- Close to Local Amenities
 - Double Glazing
 - Service charge £1900.00 P/Q
 - Epc Rated "D"
 - Ground Rent £150 105 years remaing on lease

Outer Hallway

Hall

3'11" x 15'9" (1.20 (1.19) x 4.80)

Wc

2'7" x 5'7" (0.80 (0.79) x 1.70)

Landing

3'11" x 9'10" (1.20 (1.19) x 3.00)

Lounge

14'9" x 17'1" (4.50 x 5.20 (5.21))

Kitchen

8'10" x (2.70 (2.69) x)

Bedroom 1

11'6" x 12'6" (3.50 (3.51) x 3.80 (3.81))

En-Suite

5'7" x (1.70 x)

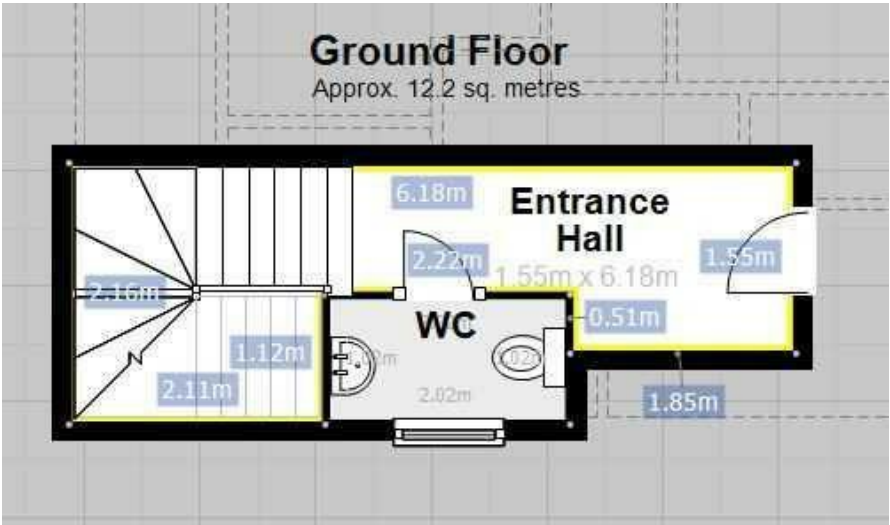
Bedroom 2

Bathroom

5'11" x 11'2" (1.80 x 3.40)

Balcony

39'4" x 8'2" (12.00 (11.99) x 2.50 (2.49))



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band B
EPC Rating D

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