



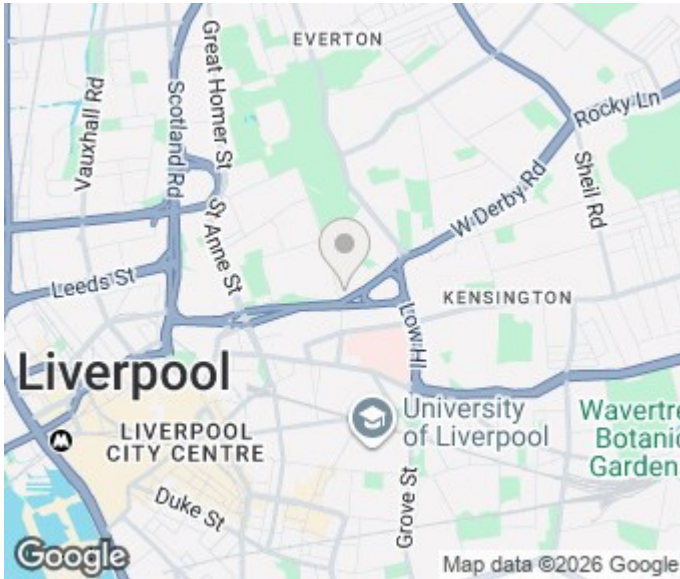
FLAT 7, 2 COLLEGE STREET SOUTH LIVERPOOL, L6 1EA


£150,000
LEASEHOLD

****MUST BE SEEN**** XO REALTY are pleased to offer this AMAZING TOP FLOOR DUPLEX apartment offering lots of space and OFF ROAD PARKING at the converted Baptist Chapel on College Street South available with NO CHAIN.

Benefiting from large Georgian windows, high ceilings, plenty of floor space, TWO BATHROOMS and OFF ROAD PARKING there is plenty to be happy about. Parking is allocated on site for one car but on street permit parking is available also. The tenure is LEASEHOLD. Ground Rent is £150 per annum. Council Tax is Band (C) with Liverpool City Council. EPC Rating is (B81). All viewings are in person and viewing is advised to appreciate the space on offer. We can also offer a no obligation estimate for your next mortgage with our broker.

XO
REALTY
property done better



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office
 Edward Pavilion Royal Albert Dock
 Liverpool
 L3 4AF

01513140554
 info@xorealty.co.uk
 www.xorealty.co.uk

