



## Flat 2 7 Victoria Road

Waterloo, Liverpool, L22 1RP

**Offers in the region of £175,000**

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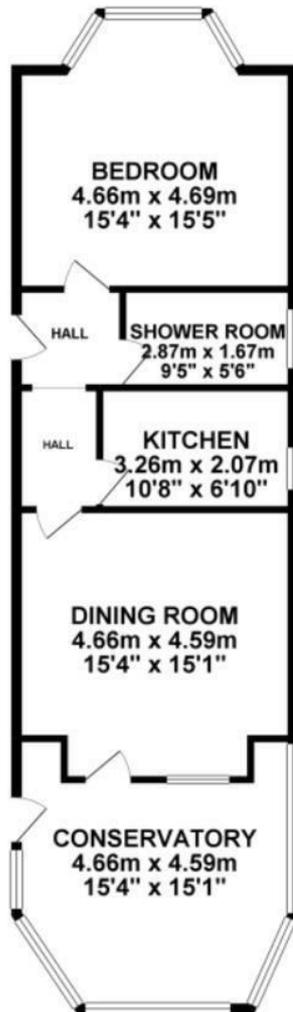
# Flat 2 7 Victoria Road

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GROUND FLOOR 75.34 sq. m.  
( 810.93 sq. ft. )

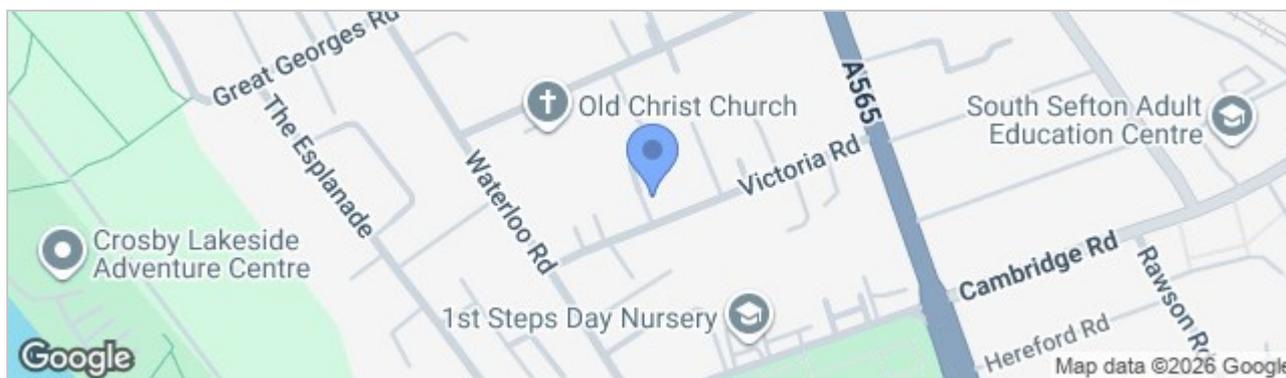


TOTAL FLOOR AREA : 75.34 sq. m. ( 810.93 sq. ft. ) approx.

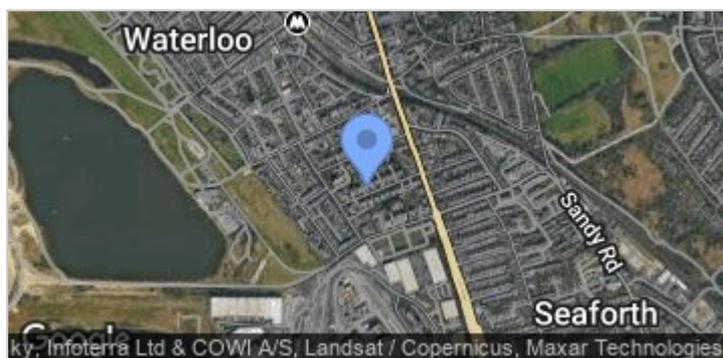
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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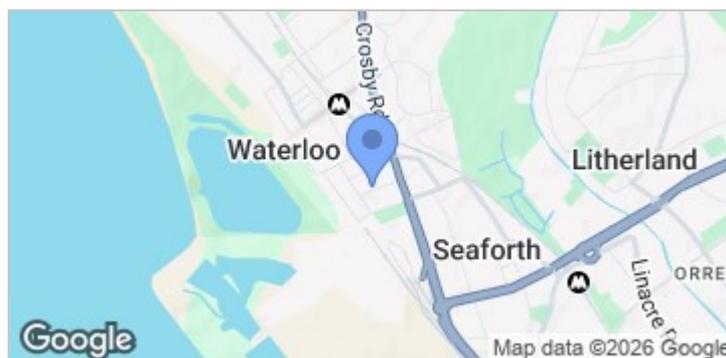
## Road Map



## Hybrid Map



## Terrain Map



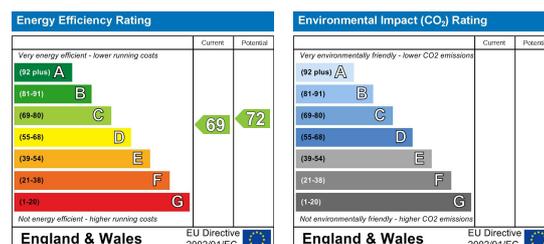
- **SPACIOUS GROUND FLOOR APARTMENT**
- **ORIGINAL FEATURES AND HIGH CEILINGS**
- **GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOW**
- **COMMUNAL GARDENS WITH ALLOCATED PARKING SPACE**
- **BASEMENT WITH USEFUL "LOCKED" STORAGE ROOMS PLUS BIKE SHED OUTSIDE**
- **SPACIOUS DOUBLE BEDROOM WITH FITTED WARDROBES AND ADDITIONAL OVER-BED STORAGE.**
- **IMPRESSIVE CONSERVATORY WITH UNDERFLOOR HEATING AND SEAMLESS ACCESS TO THE GARDEN.**
- **SERVICE CHARGE £66 PER MONTH INCLUDING BUILDING INSURANCE**
- **7 VICTORIA ROAD LIMITED - IS A COMPANY, EACH FLAT OWNER WITHIN THE COMPANY HAS ONE SHARE.**
- **NO LEASEHOLD FEE**

## Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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