



- Three bedroom Second floor flat
- River views
- No chain
- Modernised throughout
- Open plan living / kitchen / dining area
- Close to excellent local amenities





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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Three bedroom 2nd floor flat located in the popular area of Waterloo, L22.

This property is situated 0.3 miles from Waterloo train station and 0.3 miles from Crosby beach. This property has been modernised throughout and benefits from having river views. Great Georges Road is close to excellent local restaurants, bars and shops.

The property comprises of:

Entrance Hall - 14'6 x 11'4
 Open plan Lounge / Kitchen / Dining area - 12'5 x 27'6
 Bedroom One - 12'7 x 14'2
 Bedroom Two - 14'6 x 9'1
 Bedroom Three - 12'7 x 7'9

Number of Bedrooms - 3

Internal area - 872 Sq.Ft. (81 Sq.M.)

Broadband connectivity - Ultrafast broadband

Mobile coverage - Excellent

EPC Rating - (2016) 73 (C) Potential 78 (C)

Council Tax Band - A (£1,304 p/yr)

Borough - Sefton

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.