

Blundellsands Road West
Blundellsands, L23

Not To Let
£850 per month + fees



- * Buy, Sell or Let with the agent of the decade
- * Two Bedroom First Floor Apartment
- * Open Plan Lounge/Kitchen
 - * En-Suite
 - * Parking
- * Close To Foreshore

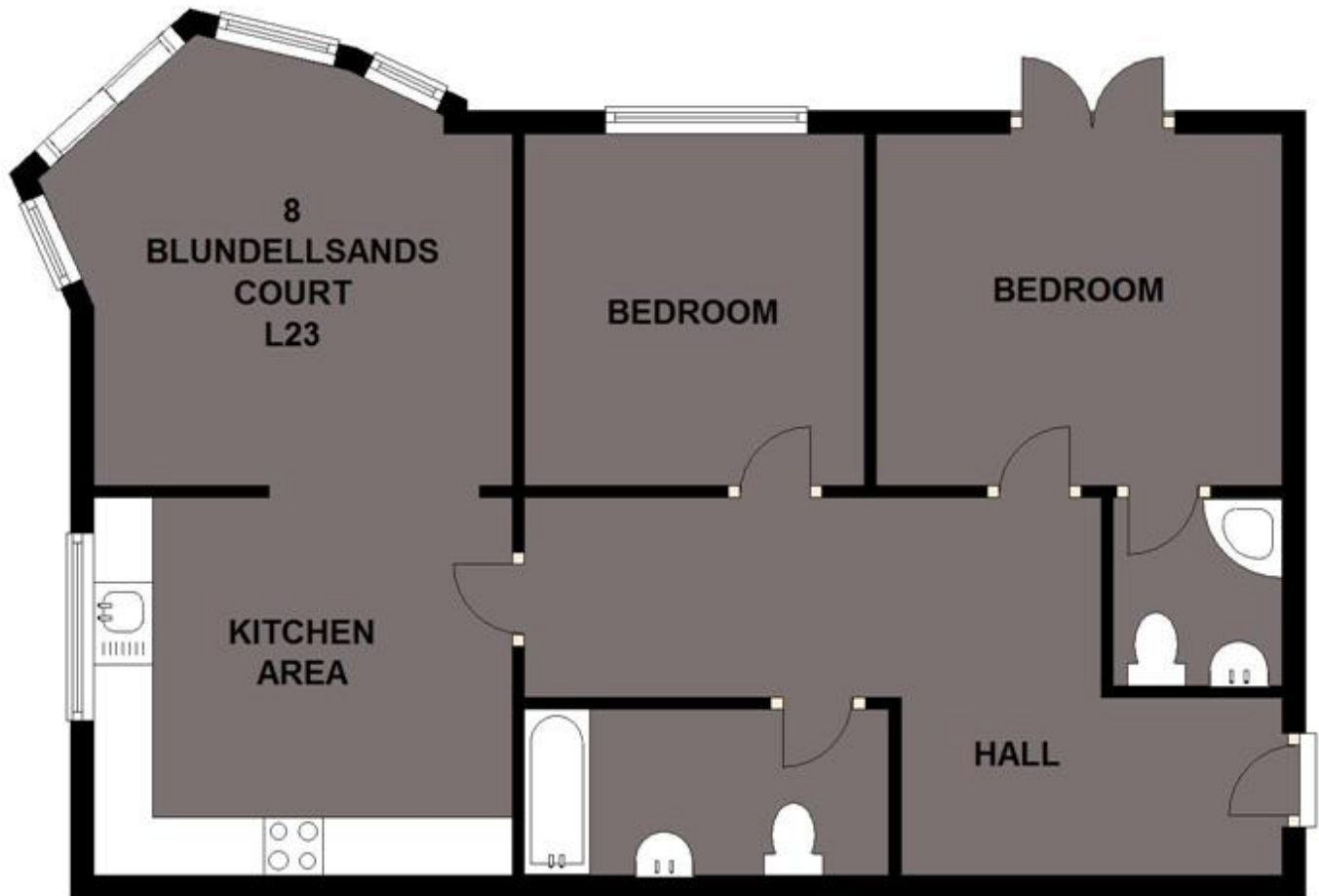


97 | SOUTH ROAD | WATERLOO | L22 0LR
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GROUND FLOOR

APPROX. 63.2 SQ. METRES (680.8 SQ. FEET)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	81
(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	81	84
(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 		

SELLING THE FACTS NOT THE FLOWER!

Type of Home - First floor apartment

Tenure - Leasehold

Lease term remaining - 979 years

Title Number

MS268372 - (1845 Sq.M.) - Freehold - Privately owned

MS451890 - (364 Sq.M.) - Leasehold - Privately owned

MS451890 - (15 Sq.M.) - Leasehold - Privately owned

MS478982 - (364 Sq.M.) - Leasehold - Privately owned

Listed Building - No

Number of Bedrooms - 2

Internal area - 754 Sq.Ft. (70 Sq.M.)

Plot/Land Area - (shared) 0.64 Acres (2,588.13 Sq.M.)

Broadband connectivity - Superfast broadband

Mobile coverage - Excellent

EPC Rating - 2019) 82 (B) Potential 82 (B)

Conservation Area - N/A

Flood Risk - None

Council Tax Band - D (£1,958 p/yr)

Borough - Sefton

Planning Permission Applications - 0

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Planning Potential (Based on properties with planning on street) - Low

Estimated Stamp Duty

£0 (Standard Rate)

£0 (First Time Buyer)

£6,630 (Additional Property)

Homesearch Rental Estimate

£850 (p/m)

5.2% Yield

(Data sourced from Homesearch)

'UNUSUALLY GOOD AT WHAT WE DO'

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