





- \* Book A Viewing Online Now;  
Visit [www.logicstates.co.uk](http://www.logicstates.co.uk)
- \* One Bedroom First Floor Flat
- \* Views Across The Mersey To Wales
- \* Communal Garden
- \* Garage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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Accommodation Comprises Of;

12'6" x 3'5" - Entrance Hall  
16'0" x 12'7" - Lounge With Views Across The Mersey  
8'9" x 8'7" - Fitted Kitchen With Access To The Balcony  
15'7" x 8'5" - Double Bedroom With Views Across The Mersey  
7'9" x 5'7" - Fitted Bathroom

Exterior:  
Communal Garden  
Garage  
Balcony With Storage  
Communal Parking

To View Call Logic

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.