



- * ONE BEDROOM APARTMENT
- * SECOND FLOOR
- * ALLOCATED PARKING SPACE
- * EXCELLENT TRANSPORT LINKS
- * DOUBLE GLAZED





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	81
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	48	68
England, Scotland & Wales EU Directive 2002/91/EC		

One Bedroom Second Floor Apartment available to the market

Situated 0.1 miles from Bootle New Strand, with excellent transport links and local amenities this property also benefits from allocated parking.

Property Comprises Of;

Entrance Hall 13'2 X 3'2'

Lounge 13'2 X 11'1'

Kitchen 8'7' X 8'3'

Bathroom 5'7' X 5'5'

Bedroom (Fitted Wardrobes) 9'7' X 9'2'

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.