



- \* Three Bedroom Ground Floor Flat
- \* Ideal For Downsizers
  - \* Fitted Kitchen
  - \* Fitted Bathroom
  - \* Double Glazed
  - \* 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>                                                                                                                               | 67      | 76        |
| (39-54) <b>E</b>                                                                                                                               |         |           |
| (21-38) <b>F</b>                                                                                                                               |         |           |
| (1-20) <b>G</b>                                                                                                                                |         |           |
| Not energy efficient - higher running costs                                                                                                    |         |           |
| <b>England, Scotland &amp; Wales</b> 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>                                                                                                                                 |         | 78        |
| (55-68) <b>D</b>                                                                                                                                 | 66      |           |
| (39-54) <b>E</b>                                                                                                                                 |         |           |
| (21-38) <b>F</b>                                                                                                                                 |         |           |
| (1-20) <b>G</b>                                                                                                                                  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                                  |         |           |
| <b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC  |         |           |

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Three bedroom ground floor flat. The property benefits from three large bedrooms and a fitted kitchen. One of the bedrooms is currently being used as a dining room. Well maintained communal gardens and garage. The property is double glazed.

Accommodation briefly comprises of:

Ground floor:

Entrance hall - 13'5 X 5'8  
 Lounge - 17'1 X 13'2  
 Kitchen - 10'1 X 8'2  
 Bedroom one - 10'7 X 11'2  
 Bedroom two - 10'6 X 11'3  
 Bedroom three - 9'2 X 9'7  
 Bathroom - 8'8 x 9'2

Exterior:

Communal gardens  
 Garage

Sellers comment:

" Lovely home for many years "

Investment Data:

Rent = £600 pcm (approximate rent achievable)

Gross Yield = 6.6 % ( approximate yield based on purchase at the asking price)

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.

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