



- Selling the FACTS not the Flower
- Two Bedroom First Floor Apartment
 - Open Plan Lounge and Kitchen
 - Integrated Kitchen Appliances
 - En Suite
 - Off Road Parking





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	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	72	73
(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

For all room sizes/dimensions please see the floor Plans

Local Authority- Sefton Council

Council tax- Band B

Annual price £1,650.27

Conservation Area- No

Flood Risk- Very low

Floor Area-6850.35 ft² / 79 m²

Mobile Coverage

EE- Great

Vodafone-Great

Three-Great

O2-Great

Broadband

Basic- 18 Mbps

Superfast- 80 Mbps

Ultrafast- 1000 Mbps

Satellite / Fibre TV Availability

BT - Great

Sky - Great

Virgin - Great

(Data source from sprift)

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