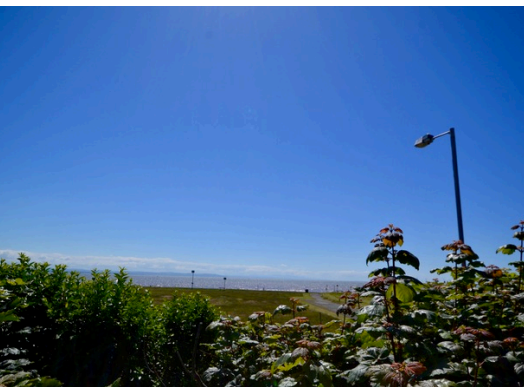




- * Two Bedroom 1st Floor Apartment
 - * Balcony
 - * In need of modernisation
 - * Garage
- * 0.25 miles from Crosby Marina
 - * Double Glazed





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	82
(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		85
(69-80) C	79	
(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		

Two Bedroom first floor apartment with balcony, central heating and double glazing. The property also comes with a Garage.

briefly comprises of;

Entrance Hall 21.2 x 5.7

Lounge with Dining area and access to Balcony 22.1 x 13.2

Kitchen 9.7 x 9.8

Bathroom 7.8 x 7.6

Master Bedroom 11.2 x 10.6

Bedroom Two 10.2 x 10.1

This property is situated 0.25 miles away from the beach and has well kept communal Gardens.

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.