



- \* Two Bedroom Lower Ground Apartment
- \* Two Bathroom
- \* Grade II Listed Mansion House
- \* Allocated Parking
- \* Well maintained communal gardens
- \* 999 year lease with 966 years remaining.





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>	62	64
(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>		
(55-68) <b>D</b>	59	61
(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		

NEW!!! "ANY HOUR" Viewing Booking System - Visit [Logicstates.co.uk](http://Logicstates.co.uk) to book and confirm your viewing online instantly.

Two bedroom apartment occupying a Lower ground floor position in this Grade II listed Mansion House. Situated on Devonshire Road , on the outskirts of Sefton Park and within travelling distance of both Lark Lane and Liverpool City Centre. The property is well positioned to provide access to an array of bars, restaurants and shopping facilities.

Accommodation briefly comprises of:

Lower ground floor:

Entrance hall  
 Stairs to hallway  
 Open plan lounge/ kitchen  
 Two double bedrooms  
 Two bathrooms  
 Utility room  
 Ground rent - peppercorn  
 Service charge is approx £2100pa  
 999 year lease with 966 years remaining.  
 Exterior:

Well maintained communal gardens and allocated parking.

Rent Achievable approx £700 pcm.

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.