

Myers Road East  
Crosby, L23

Leasehold  
£95,000




- \* ONE BEDROOM FIRST FLOOR APARTMENT
- \* COMMUNAL CAR PARK
- \* GAS CENTRALLY HEATED
- \* DOUBLE GLAZED
- \* NO CHAIN




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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>	76	76
(55-68) <b>D</b>		
(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>	80	81
(55-68) <b>D</b>		
(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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One bedroom first floor flat benefiting from communal parking space, well kept communal areas and has central heating and double glazing, This property is also close to shops, schools, parks and transport links.

Monthly Management charge of Only £52 (Including maintenance of communal gardens, window cleaning service and allocated parking space, plus more!)

Property Comprises Of:

Entrance Hallway - 11'21" x 6'87"

Lounge - 12'57" x 13'12"

Kitchen - 7'66" x 6'79"

Bedroom - 8'56" x 11'31"

Bathroom - 5'59" x 8'53"

Exterior

Communal Car Park

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.