

Wellington Street  
Waterloo, L22

Leasehold  
£145,000



- Two Bedroom Penthouse Apartment
- 0.2 miles from Crosby beach
- Electric heating
- Communal gardens
- Double Glazing



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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		53
(21-38) <b>F</b>		
(1-20) <b>G</b>	12	
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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	30
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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Two bedroom 2nd floor flat (Penthouse), located in the popular area of Waterloo, L22.

This property is situated 0.2 miles from Crosby beach in a Grade II listed building. Wellington Street benefits from having communal gardens as well as Electric heating and Double glazing.

Property comprises of:

Entrance Hall

Lounge / Dining Room - 10'1" x 11'2"

Bedroom One - 10'1" x 9'7"

Fitted Kitchen

Bathroom

Bedroom Two - (adapted to a larger bedroom. Previously a 3 bedroom) 14'1" x 12'2"

Exterior:

Communal garden

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.