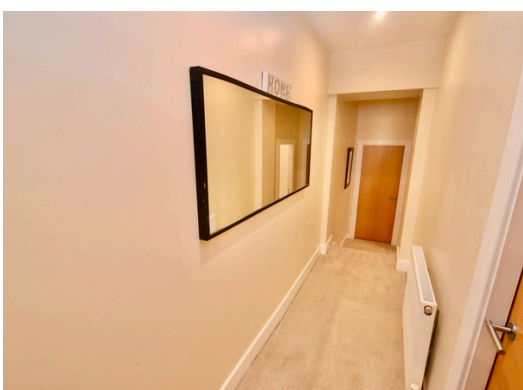




- Sell, buy or let with the agent of the decade
 - 2 Bedrooms
 - 2 Bathrooms
 - No Chain
- Ground floor flat
- Off street parking





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Selling the FACT'S not the FLOWER!

Type of Home
Converted Flat

Tenure
Leasehold

Lease term remaining
114 years

Title Number
MS629657 - (377 Sq.M.) - Leasehold - Privately owned
MS507150 - (1803 Sq.M.) - Freehold - REDWING LIVING LIMITED

Listed Building
No

Number of Bedrooms (estimate)
2

EPC rating
E

Plot/Land Area
(shared) 0.54 Acres (2,180.14 Sq.M.)

Broadband connectivity
Ultrafast broadband

Mobile coverage
Excellent

Conservation Area
Waterloo Park

Flood Risk

97 | SOUTH ROAD | WATERLOO | L22 0LR
Tel: 0151 920 2404
E-mail: info@logicstates.co.uk





None

Council Tax Band
B (£1,522 p/yr)

Borough
Sefton

Planning Permission Applications
0

Planning Potential (Based on properties with planning on street)
Low

Estimated Stamp Duty
£0 (Standard Rate)
£0 (First Time Buyer)
£4,800 (Additional Property)

Homesearch Rental Estimate
£635 (p/m)
5.3% yield

Unusually good at what we do...
(Data sourced from HomeSearch)

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.