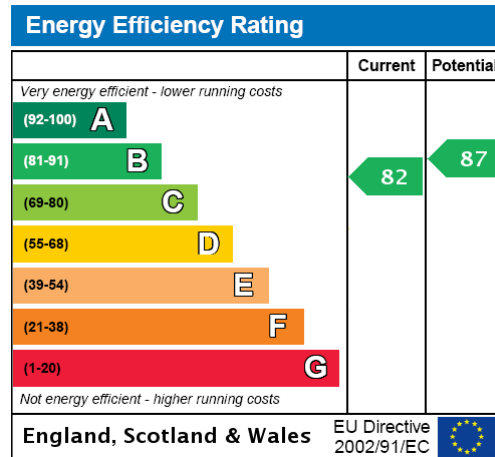




- \* Two bedroom 5th floor apartment
- \* No chain
- \* Two Bathrooms
- \* Excellent City centre location
- \* Centrally heated
- \* Double glazed





Selling the FACTS not the FLOWER!

Type of Home  
Purpose Built Flat

Tenure  
Leasehold

Lease term remaining  
110 years

Title Number  
MS533424 - (1059 Sq.M.) - Leasehold - Privately owned  
MS302486 - (2148 Sq.M.) - Freehold - Privately owned

Listed Building  
No

Number of Bedrooms  
2

Internal area  
679 Sq.Ft. (63 Sq.M.)

Plot/Land Area  
(shared) 0.79 Acres (3,206.43 Sq.M.)

Broadband connectivity  
Ultrafast broadband

Mobile coverage  
Excellent

EPC Rating  
(2016) 82 (B) Potential 87 (B)

Conservation Area

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





N/A

Flood Risk  
None

Council Tax Band  
C (£1,801 p/yr)

Borough  
Liverpool

Planning Permission Applications  
0

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

Estimated Stamp Duty  
£0 (Standard Rate)  
£0 (First Time Buyer)  
£4,380 (Additional Property)

Homesearch Rental Estimate  
£850 (p/m)  
6.6% yield

(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.