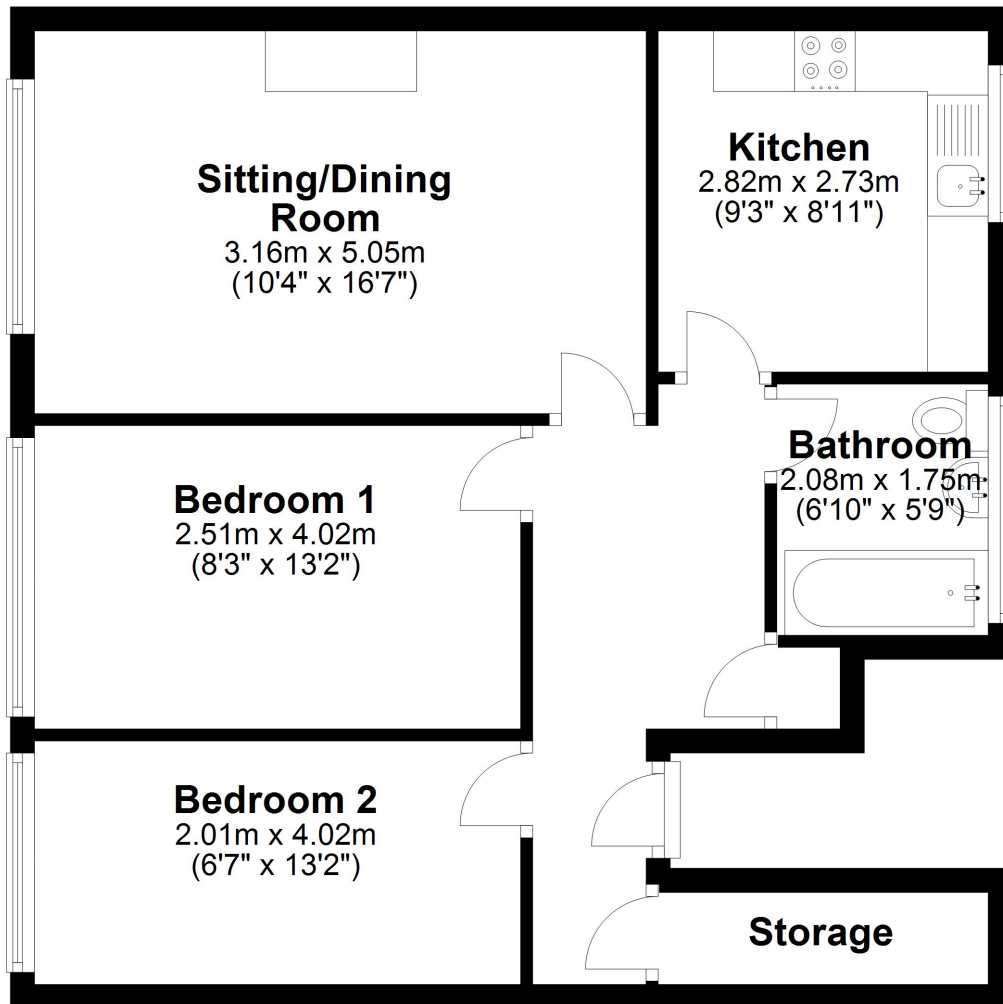




- Buy, Sell or Let with the agent of the decade
- Zoopla - customer excellence award 2020
- Two bedroom first floor flat
 - Rear garden
 - Centrally heated
 - Double glazed



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SELLING THE FACTS NOT THE FLOWER!

For all dimensions / room sizes please see the floorplans.

Type of Home - First floor flat

Tenure - Leasehold

Lease term remaining - Approx 996 years

Title Number - MS219004 - (122 Sq.M.) - Leasehold - Privately owned - MS323628 - (950 Sq.M.) - Freehold - CRANLEIGH GARDENS(CROSBY) MANAGEMENT COMPANY LIMITED

Listed Building - No

Number of Bedrooms - 2

Internal area - 689 Sq.Ft. (64 Sq.M.)

Plot/Land Area - (shared) 0.27 Acres (1,071.99 Sq.M.)

Broadband connectivity - Ultrafast broadband

Mobile coverage - Excellent

EPC Rating - (2015) 62 (D) Potential 76 (C)

Conservation Area - N/A

Flood Risk - None

Council Tax Band - A (£1,304 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)
£3,210 (Additional Property)

Homesearch Rental Estimate
£650 (p/m)
5.4% yield

(Data sourced from Homesearch)

'UNUSUALLY GOOD AT WHAT WE DO'

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