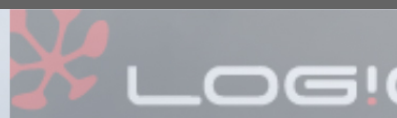


Waterloo Road

Liverpool, L3

£265,000



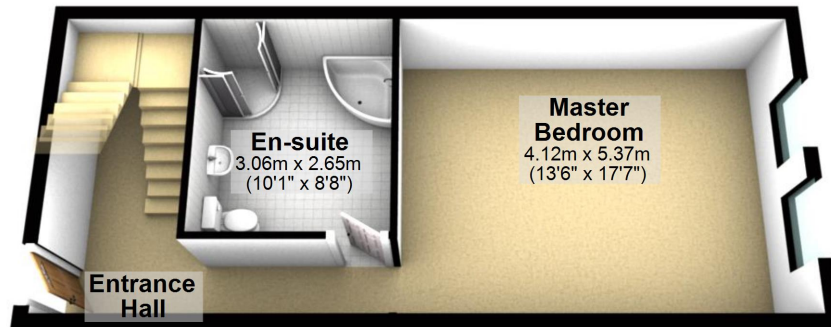
- Buy, Sell or Let with the agent of the decade
- Two bedroom duplex apartment
 - En-Suite
 - Parking
 - Visitor parking
 - Intercom entrance



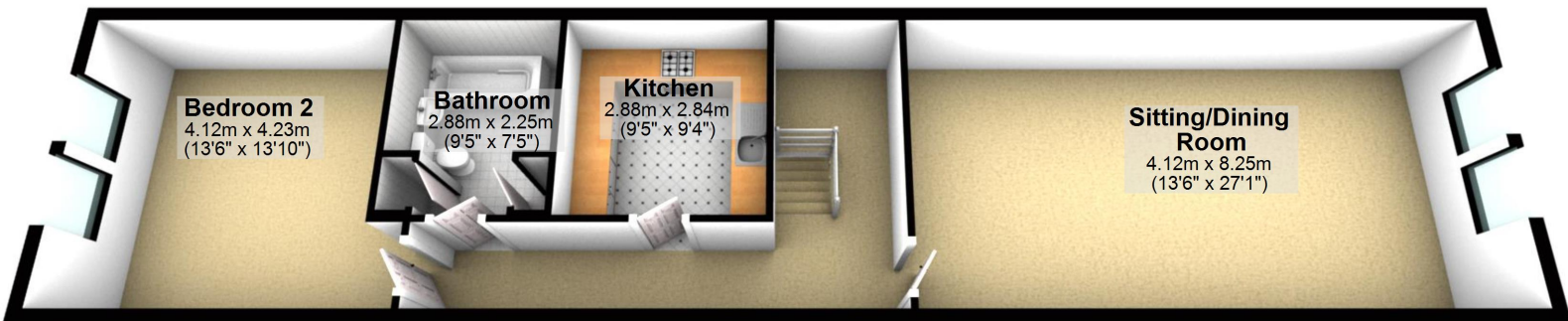
97 | SOUTH ROAD | WATERLOO | L22 0LR
Tel: 0151 920 2404
E-mail: info@logicstates.co.uk



Ground Floor



First Floor



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(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 room sizes / dimensions, please see the floorplans.

Type of Home - Duplex Flat (Conversion)

Tenure - Leasehold

Lease term remaining - 93 years

Title Number

MS677371 - (517651 Sq.M.) - Leasehold - Privately owned

MS520592 - (48643 Sq.M.) - Leasehold - PEEL LAND AND PROPERTY (PORTS) LIMITED

MS314249 - (4357 Sq.M.) - Leasehold - Privately owned

MS314249 - (11 Sq.M.) - Leasehold - Privately owned

MS280140 - (50267 Sq.M.) - Freehold - THE MERSEY DOCKS AND HARBOUR COMPANY LIMITED

Listed Building - Grade 2 Listed

Number of Bedrooms - 2

Internal area - 1,411 Sq.Ft. (131 Sq.M.)

Plot/Land Area - (shared) 153.43 Acres (620,927.75 Sq.M.)

Broadband connectivity - Ultrafast broadband

Mobile coverage - Excellent

EPC Rating - (2021) 69 (C) Potential 82 (B)

Conservation Area - N/A

Flood Risk - None

Council Tax Band - D (£2,027 p/yr)

97 | SOUTH ROAD | WATERLOO | L22 0LR

Tel: 0151 920 2404

E-mail: info@logicstates.co.uk





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)

£7,500 (Additional Property)

Homeseach Rental Estimate - £1,000 (p/m)

4.5% Yield

(Data sourced from Homeseach)

'UNUSUALLY GOOD AT WHAT WE DO'

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.