



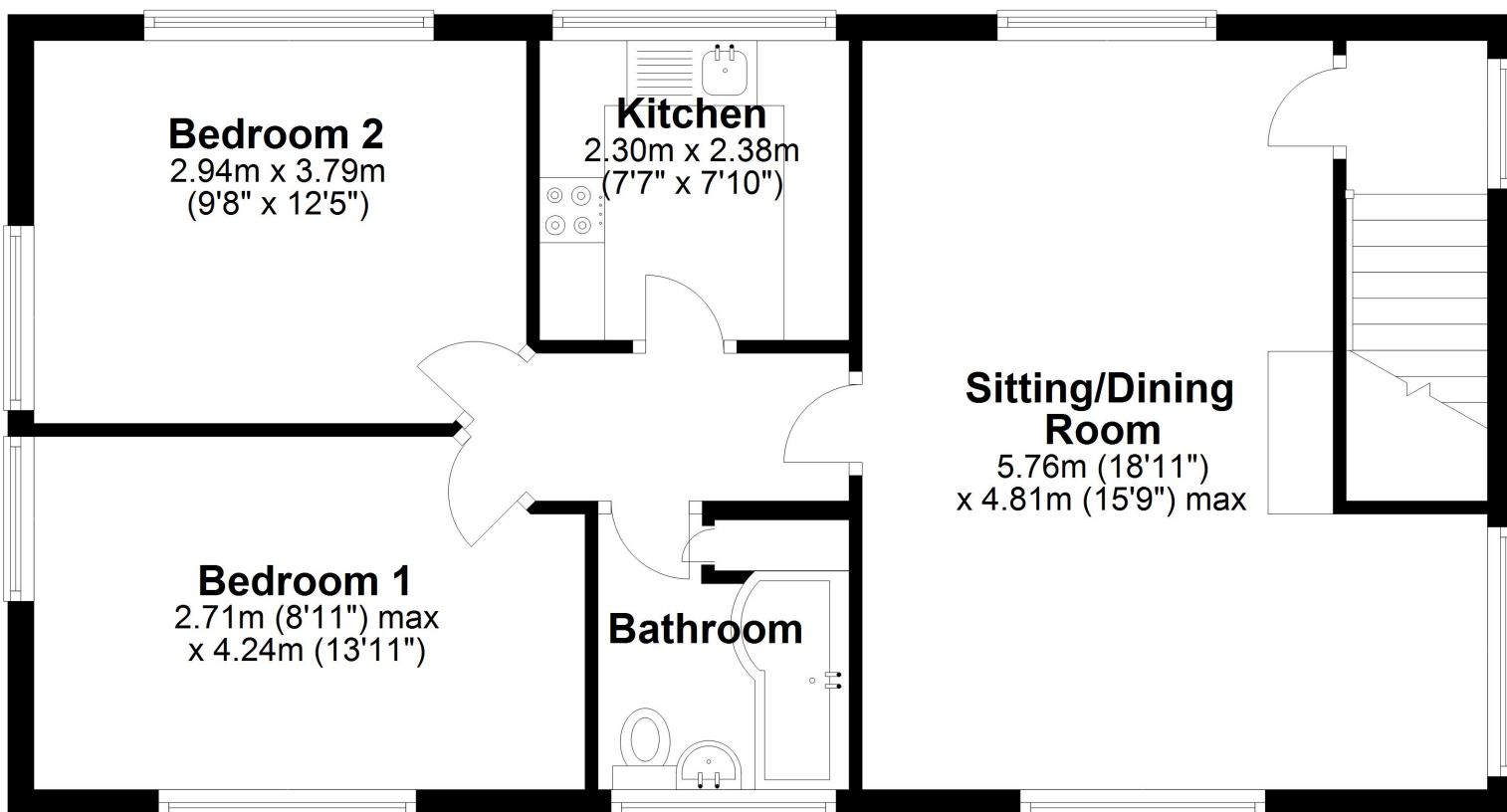
- Selling the FACTS not the FLOWER
- Two bedroom first floor flat
- Front and rear garden
- Garage
- Centrally heated
- Double glazed





## First Floor

Approx. 64.6 sq. metres (694.9 sq. feet)



Total area: approx. 64.6 sq. metres (694.9 sq. feet)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 - Purpose built flat

Tenure - Freehold

Title Number - LA59352 - (174 Sq.M.) - Freehold - Privately owned

Listed Building - No

Number of Bedrooms - 2

Internal area - Please see the floorplan

Plot/Land Area - 0.04 Acres (173.60 Sq.M.)

EPC Rating - 2021 Current 72 (C) Potential 72(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)

£4,110 (Additional Property)

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Homesearch Rental Estimate

£700 (p/m)

4.6% yield

(Data sourced from Homesearch)

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