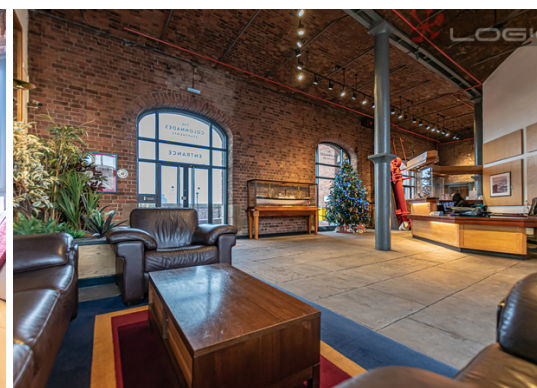
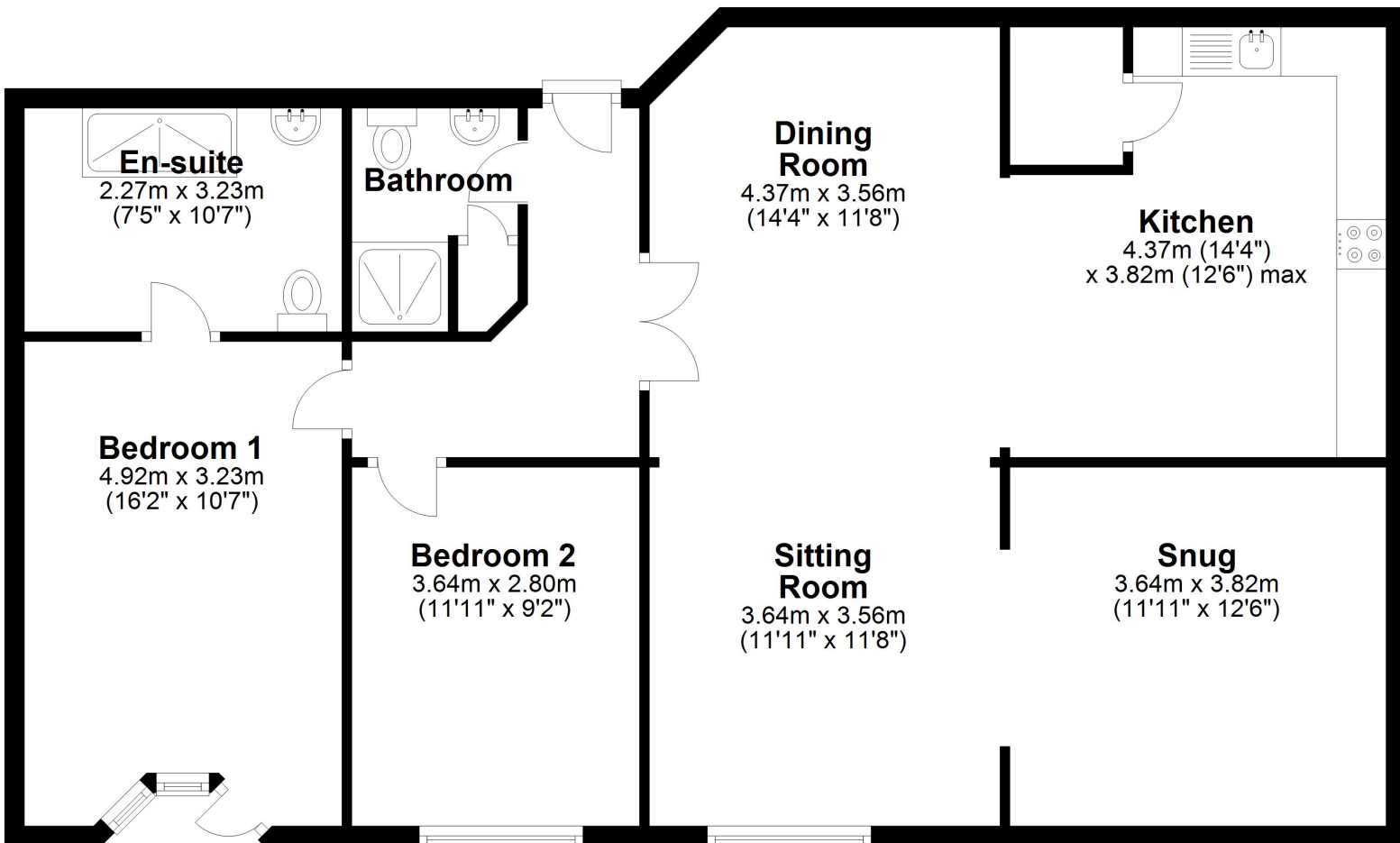




- Selling the FACT not the FLOWER
- Two Bedroom Second Floor Apartment
 - Two Bathrooms
 - 24hr Concierge
- Secure Allocated Parking
- River Mersey Views



Second 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		
(69-80) C		
(55-68) D		65
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Selling the FACT not the FLOWER

For all room sizes/dimensions please see the floor Plans

Tenure- Leasehold

Lease Start Date

01 Oct 1985

Lease End Date

01 Oct 2135

Lease Term

150 years less 3 days from 1 October 1985

Lease Term Remaining

113 years

Local Authority-Liverpool

Council tax- E

Annual price-£2,598.73

Conservation Area- No

Flood Risk- High

Plot Size-14.96 Acres

Mobile Coverage

Vodafone-Good

Three-Good

O2-Great

Basic-15 Mbps

Superfast-80 Mbps

Ultrafast-1000 Mbps

Satellite / Fibre TV Availability

97 | SOUTH ROAD | WATERLOO | L22 0LR

Tel: 0151 920 2404

E-mail: info@logicstates.co.uk





BT - Great
Sky - Great
Virgin-Great

(Data source from sprift)

'Unusually good at what we do'

Buy, sell or let with the agent of the decade- Zoopla customer excellence award 2020

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.