



- * TWO BEDROOM FIRST FLOOR FLAT
- * NO CHAIN
- * 0.1 MILES FROM CROSBY MARINA
- * GAS CENTRAL HEATING
- * CLOSE TO LOCAL AMENITIES





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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Elegant and spacious first floor apartment with period features a stones throw from Crosby beach and marina. Recently refurbished to a high standard with bespoke fixtures and fittings.

A two bedroom first floor flat available to the market with no chain. The property is situated 0.1 miles from Crosby Marina and is close to local bars, restaurants and schools.

Property Comprises Of:

Entrance Hall - 9'3" x 6'10"
 Lounge/Dining Room - 21' x 12'11"
 Kitchen - 14'8" x 10' - Breakfast Bar
 Bathroom - 10'8" x 5'10"
 Bedroom One - 18' x 15'1"
 Bedroom Two - 14'1" x 5'9"

*Measurements provided by vendor

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.