



Poulsom Drive, Bootle, L30

£69,995

None

Tenure: Leasehold, **Bedrooms:** 1

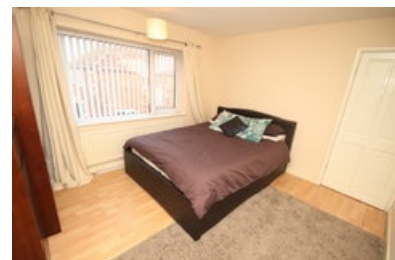
ONE BEDROOM FIRST FLOOR SPACIOUS APARTMENT, LARGE SIDE GARDEN present to the market this spacious first floor one bedroom apartment situated in a popular area off Sterrix Lane. This property is being sold with land which is situated to the side of the property. PERFECT FOR SUMMER.

Key features:

- Apartment
- one Bedroom
- Spacious
- Garden area
- GCH
- Full UPVC
- garden
- Fireplace
- Private entrance
- Storage
- Large size garden

Extra info:

- **Property Age:** 71 years
- **Council Tax:** Band A (£1196.02 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 929 years remaining
- **Maintenance:** £75.88 per-year
- **Maintenance Company:** One Vision



.....ONE BEDROOM FIRST FLOOR SPACIOUS APARTMENT.....

Housesimple are pleased to present to the market this spacious first floor one bedroom apartment situated in a popular area off Sterrix Lane. This property is being sold with a large size land which is situated to the side of the property.

As you enter through the main entrance door you ascend a small flight of stairs which brings you on to a landing, to the right is the kitchen which has a range of wall and base units and larder storage cupboard. Straight ahead is the large bedroom which has wooden flooring, to the left of the bedroom is the spacious lounge which has a feature fireplace. From the landing, you access the good size bathroom which has a white bathroom suite and modern tiling. There are two storage cupboards.

To the rear of the property, there is a small garden area which is included with the property, to the right of the property is a large piece of land which the vendor has purchased and is ideal for development and could be used for a multitude of uses subject to planning permission.

Amenities are within walking distance and the property is ideally situated for road and transport links.

Early viewing is recommended to fully appreciate what this property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

7, Poulson Drive, BOOTLE, L30 2NG

Dwelling type: Top-floor flat	Reference number: 8197-6507-3729-4696-2983
Date of assessment: 10 November 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 November 2018	Total floor area: 55 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,605
Over 3 years you could save	£ 291

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 291 over 3 years </div>
Heating	£ 1,155 over 3 years	£ 936 over 3 years	
Hot Water	£ 321 over 3 years	£ 249 over 3 years	
Totals	£ 1,605	£ 1,314	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffa500; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff4500; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #800000; padding: 2px;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Current	Potential	69	74	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A												
(81-91) B												
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Top actions you can take to save money and make your home more efficient

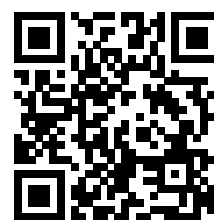
Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 54
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 237

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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