



Mater Close, Liverpool, L9

£65,000

Fixed Price

Tenure: Leasehold, **Bedrooms:** 2

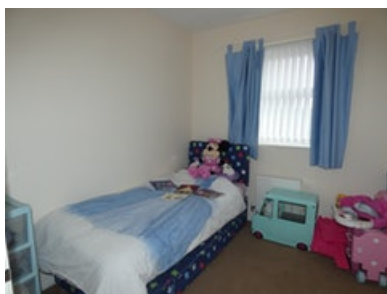
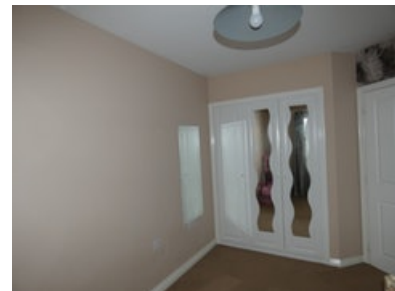
Housesimple is delighted to present this 2-bedroom, 1-bathroom Flat situated in Liverpool with allocated parking. This property will make the ideal first home, benefiting from spacious rooms and a variety of local schools. This property is in walking distance of nearby top football tea

Key features:

- Modern Apartment
- Top Floor
- Two Bedrooms
- Modern Kitchen
- Bathroom
- allocated parking

Extra info:

- **Property Age:** 9 years
- **Council Tax:** Band Band a (£1167.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** 990 years remaining
- **Ground Rent:** £150.00 per-annum
- **Maintenance:** £53.00 per-month
- **Maintenance Company:** Unknown



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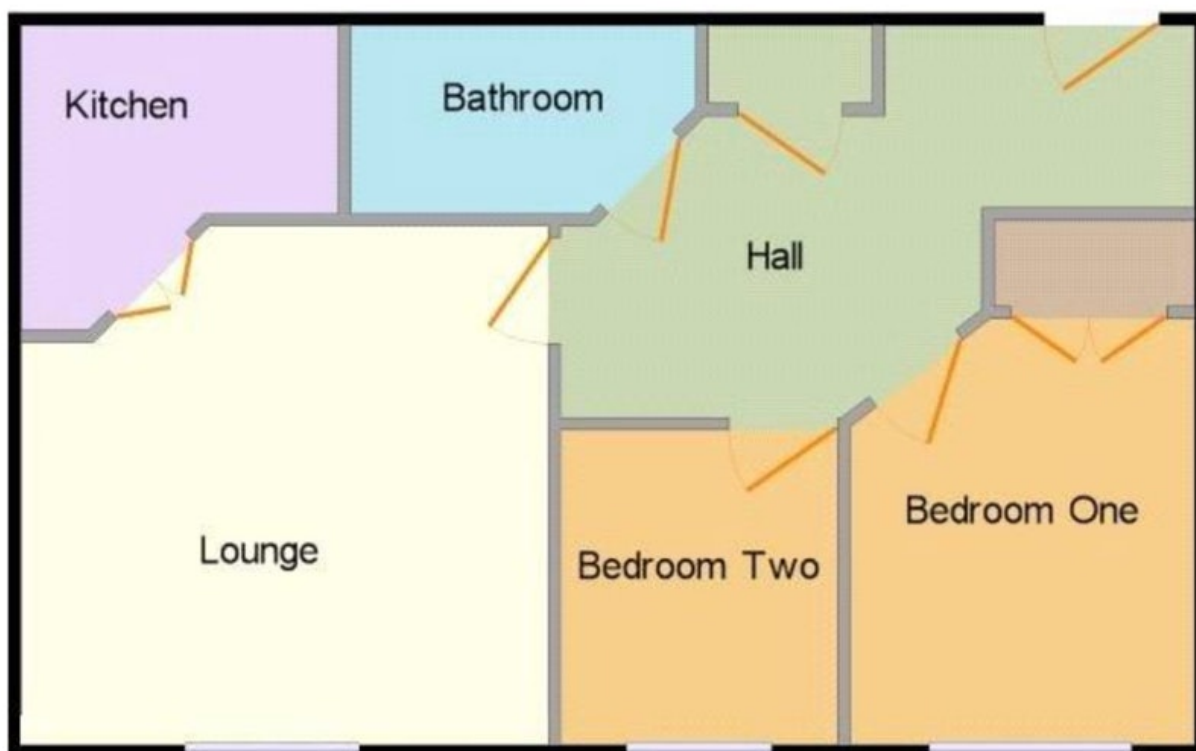
This property will make the ideal first home, benefiting from spacious rooms and a variety of local schools. This property is in walking distance of nearby top football teams Everton and Liverpool. We strongly advise early viewing to avoid disappointment.

The property benefits from being in close proximity to local amenities, including leading supermarket chains, shops, local schools, leisure centre and public transport links. Rice Lane and Walton train station are only a short distance from the property. There are train services from Rice Lane into Central Liverpool. There is also a wealth of bus services nearby connecting the surrounding area.

Entry into a good-size hallway giving access to the living room, bathroom and two double bedrooms

viewings are highly recommended

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

39, Mater Close, Walton, LIVERPOOL, L9 6EP

Dwelling type: Top-floor flat	Reference number: 8921-6524-5580-9636-2906
Date of assessment: 06 April 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 07 April 2019	Total floor area: 43 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:	£ 978
Over 3 years you could save	£ 57

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 114 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 57 over 3 years </div>
Heating	£ 642 over 3 years	£ 582 over 3 years	
Hot Water	£ 222 over 3 years	£ 225 over 3 years	
Totals	£ 978	£ 921	

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 border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebc4f; color: white;">(81-91) B</td> <td style="background-color: #c4d600; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #e67e22; color: white;">(39-54) E</td> <td style="background-color: #d35400; color: white;">(21-38) F</td> <td style="background-color: #c0392b; color: white;">(1-20) G</td> </tr> <tr> <td colspan="2" style="border: 1px solid black; padding: 5px;"> Current: 78 </td> <td colspan="4" style="border: 1px solid black; padding: 5px;"> Potential: 79 </td> </tr> </table> <p style="font-size: x-small; text-align: center;">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: 78		Potential: 79				<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	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G								
Current: 78		Potential: 79												

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	£ 60

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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