



Palmerston Drive, Liverpool, L21

£30,000

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 2

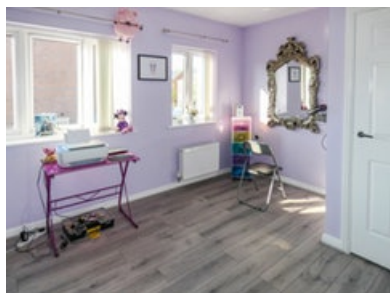
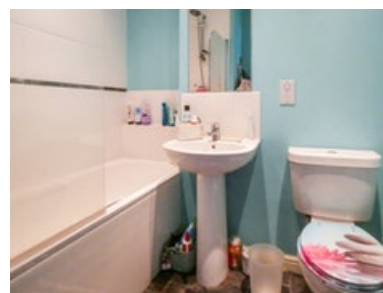
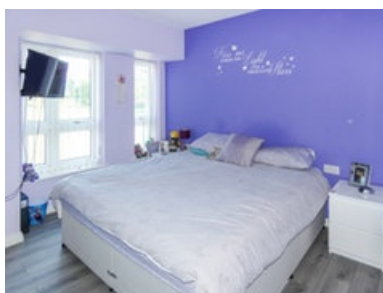
Housesimple are pleased to offer for sale this immaculate two bedroom mid town house sold as a 25 percent share at 30,00 the remaining share can be bought

Key features:

- Modern Townhouse
- Two bedrooms
- Lounge
- Kirchen/Diner
- Downstairs W.C
- Modern Bathroom

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band A (£1246.74 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 127 years remaining
Ground Rent: £234.00 per-annum
Maintenance Company: one vision



Housesimple are pleased to offer for sale this immaculate two bedroom mid town house sold as a 25 percent share at 30,00 the remaining share can be bought

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

60, Palmerston Drive, LIVERPOOL, L21 6NF

Dwelling type: Mid-terrace house	Reference number: 8412-6834-9400-9756-6922
Date of assessment: 26 April 2012	Type of assessment: SAP, new dwelling
Date of certificate: 26 April 2012	Total floor area: 77 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: £ 924

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	Not applicable
Heating	£ 603 over 3 years	£ 603 over 3 years	
Hot Water	£ 159 over 3 years	£ 159 over 3 years	
Totals	£ 924	£ 924	

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

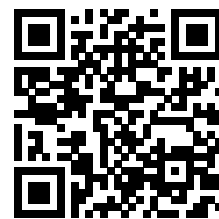
<p><small>Very energy efficient - lower running costs</small></p> <p style="text-align: center;">Current: 85 Potential: 95</p> <p><small>Not energy efficient - higher running costs</small></p>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel 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 G (rating 0).</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>
---	---

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 657

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code