

Simons Croft, Bootle, L30

£73,500

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 2

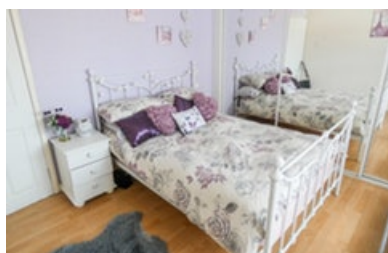
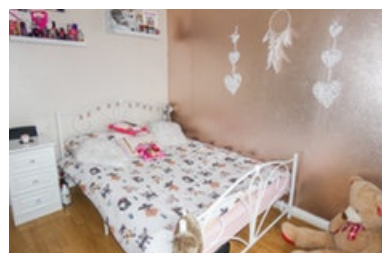
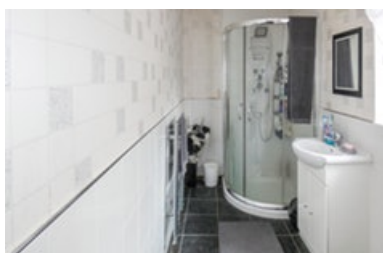
Housesimple are pleased to offer for sale this modern first floor two bedroom apartment. IDEAL INVESTMENT/FIRST TIME BUYER OPPORTUNITY* p located in the popular residential area of Netherton. The property briefly comprises of entrance hall, lounge, kitchen/diner plus

Key features:

- Two Bedrooms
- Second Floor
- Modern Lounge
- Shower Room
- Off Road Parking
- Private Garden

Extra info:

- **Property Age:** 1 years
- **Council Tax:** Band A (£1246.74 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 100 years remaining
Ground Rent: £60.00 per-annum
Maintenance: £60.00 per-year
Maintenance Company: One vision



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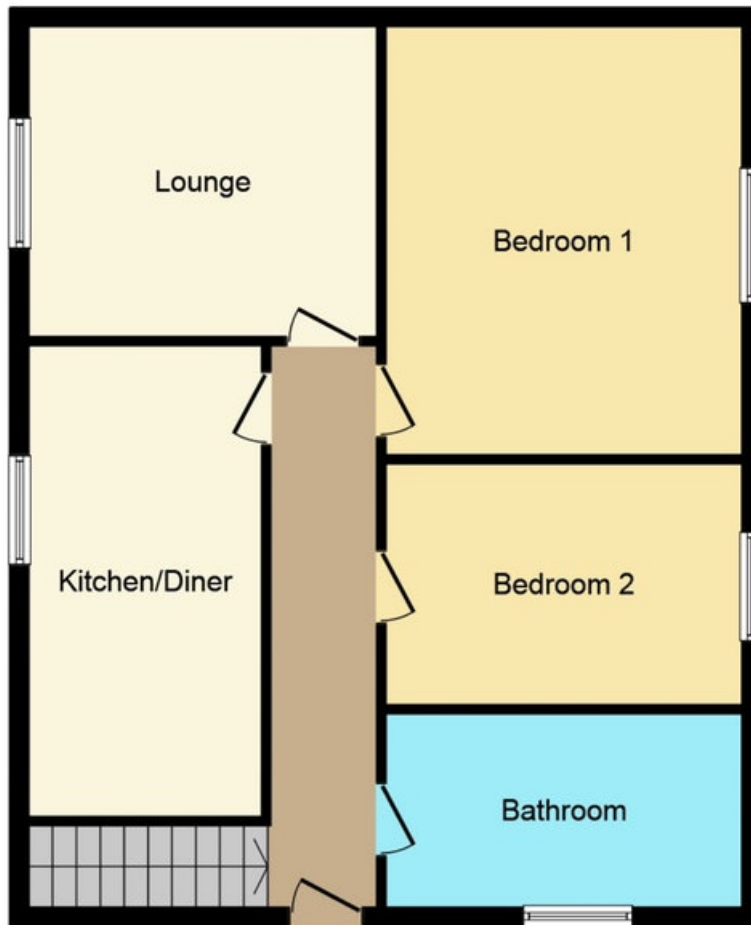
IDEAL INVESTMENT/FIRST TIME BUYER OPPORTUNITY*

located in the popular residential area of Netherton. The property briefly comprises of entrance hall, lounge, kitchen/diner plus two double bedrooms and a modern bathroom. There are generous sized gardens the rear of the property with the front offering off-street parking

Close proximity to South Sefton Academy and ten minute walk to the local shopping centre.

viewings are highly recommended

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

52, Simons Croft, BOOTLE, L30 2RY

Dwelling type: Top-floor flat	Reference number: 0986-2867-6413-9904-2145
Date of assessment: 03 September 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 05 September 2014	Total floor area: 66 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:	£ 2,247
Over 3 years you could save	£ 756

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 135 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 756 over 3 years </div>
Heating	£ 1,662 over 3 years	£ 1,074 over 3 years	
Hot Water	£ 318 over 3 years	£ 282 over 3 years	
Totals	£ 2,247	£ 1,491	

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: #2e8b57; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #4caf50; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #8bc34a; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #ff9800; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #e57373; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #c0392b; color: white;">(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	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">64</td> <td style="text-align: center; font-size: 2em;">76</td> </tr> </table>	Current	Potential	64	76	<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>
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Current	Potential												
64	76												

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

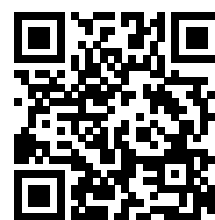
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 493
2 Low energy lighting for all fixed outlets	£35	£ 107
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 163

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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