

## Chilton Court, Liverpool, L31

**£135,000**

Offers Over

**Tenure:** Leasehold, **Bedrooms:** 2

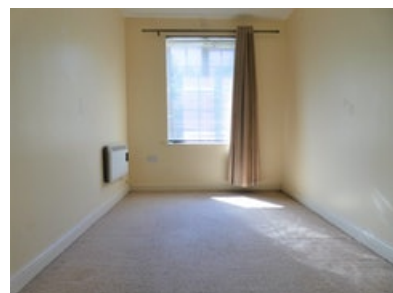
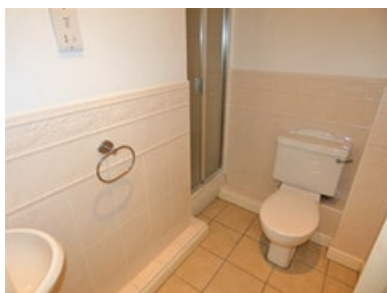
WELCOME TO YOUR NEW LIFESTYLE! - The development sits beyond the end of a quiet residential road, with no through traffic and a peaceful surrounding. This collection of apartments is hidden from the road, with a more than generous side garden available to the residents, and surrounded by trees for a

## Key features:

- Private Development
- Large Side Garden
- Off-Road Parking
- Two Double Bedrooms
- Master with Ensuite
- Loaded with Potential

## Extra info:

- **Property Age:** 18 years
- **Council Tax:** Band C (£1674.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Off Street Parking
- **Lease info:** 981 years remaining  
**Maintenance:** £72.00 per-month



WELCOME TO YOUR NEW LIFESTYLE! - The development sits beyond the end of a quiet residential road, with no through traffic and a peaceful surrounding. This collection of apartments is hidden from the road, with a more than generous side garden available to the residents, and surrounded by trees for a private aspect. We enter the property via a secure intercom entry, into the shared corridor. Leading to the property into a porch with fitted cloak storage. The porch leads through a further door into the spacious hallway with an integrated storage cupboard with alarm. There are two spacious double bedrooms, both flooded with natural light, the master of which benefits from a three-piece ensuite shower room, as well as fitted wardrobes with bridging units. There is a spacious three-piece bathroom suite, with integrated airing cupboard. Finally through the rear of the apartment is the large lounge diner, with laminate flooring and plenty of light, this room is waiting to be transformed by new owners. The lounge then opens up into the kitchen, comprising a range of modern fitted kitchen units and a range of integrated appliances including hob and oven. To the front of the property, there are off-road parking spaces for the residents. This property is ideal for a first-time-buyer, investor or downsizing retirees. Available to view today, book online now.

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**8, Chilton Court, LIVERPOOL, L31 6EU**

<b>Dwelling type:</b> Ground-floor flat	<b>Reference number:</b> 9478-6003-6288-4772-5930
<b>Date of assessment:</b> 13 August 2012	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 13 August 2012	<b>Total floor area:</b> 70 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,638</b>
<b>Over 3 years you could save</b>	<b>£ 207</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 252 over 3 years	£ 147 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;">                     You could save £ 207 over 3 years                 </div>
<b>Heating</b>	£ 1,020 over 3 years	£ 918 over 3 years	
<b>Hot Water</b>	£ 366 over 3 years	£ 366 over 3 years	
<b>Totals</b>	<b>£ 1,638</b>	<b>£ 1,431</b>	

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

Current	Potential
74	77

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

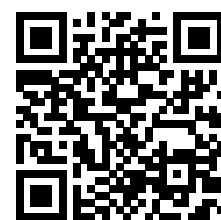
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£55	£ 78
2 Fan-assisted storage heaters	£900 - £1200	£ 132

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](http://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.

### MISREPRESENTATION ACT, 1967.

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