



Bramhall Road, Liverpool, L22

£172,500

None

Tenure: Leasehold, **Bedrooms:** 2

STYLISH, UNIQUE & FILLED WITH CHARACTER! - Set in a desirable location in a residential setting, close to Liverpool and its vast range of amenities, with local shops and business within walking distance, you can find this immaculately presented, two bedroom character duplex apartment, located wi

Key features:

- Multi-Level Kitchen/Diner
- Double Bedrooms
- Four-Piece Family Bathroom
- Off-Road Parking
- Spacious Utility
- A MUST VIEW

Extra info:

- **Property Age:** 200 years
- **Council Tax:** Band C (£1733.22 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 979 years remaining
Ground Rent: £70.00 per-month



STYLISH, UNIQUE & FILLED WITH CHARACTER! - Set in a desirable location in a residential setting, close to Liverpool and its vast range of amenities, with local shops and business within walking distance, you can find this immaculately presented, two bedroom character duplex apartment, located within a fantastic character property. Comes complete with a mix of stunning original character features and modern fixtures and fittings. The property has a contemporary city centre vibe whilst situated in a popular Waterloo residential location. In brief the property comprises; two double bedrooms, dressing room, bathroom with four-piece family bathroom suite, open-plan lounge and mezzanine level with impressive kitchen/diner, creating a unique and interesting layout. The duplex also benefits from a unique glass vaulted ceiling over the lounge flooding the room in natural light, central heating, double glazing, a private non-communal entrance and two designated parking spaces. This property has been well maintained, is ready to live in, and available now! Book your viewing online today.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

Flat 7, 5 Bramhall Road, LIVERPOOL, L22 3XA

Dwelling type: Ground-floor flat	Reference number: 8591-2524-7029-4897-5953
Date of assessment: 12 November 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 November 2015	Total floor area: 96 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:	£ 4,224
Over 3 years you could save	£ 1,449

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 381 over 3 years	£ 192 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 1,449 over 3 years </div>
Heating	£ 3,516 over 3 years	£ 2,253 over 3 years	
Hot Water	£ 327 over 3 years	£ 330 over 3 years	
Totals	£ 4,224	£ 2,775	

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: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #e91e63; color: white;">(21-38) F</td> <td style="background-color: #e91e63; 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;">47</td> <td style="text-align: center; font-size: 2em;">65</td> </tr> </table>	Current	Potential	47	65	<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	Potential												
47	65												

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,164
2 Low energy lighting for all fixed outlets	£40	£ 162
3 Heating controls (room thermostat)	£350 - £450	£ 126

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.org.uk or call freephone 0800 444202. 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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